Karen Johnson Davidson County
Batch# 433811 DEEDWARR
07/09/2020 01:59:16 PM 3 pgs
Fees: $18.00 Taxes: $647.50

20200709-0074789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$175,000.00** (One Hundred Seventy Five Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of June, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Russell Roberts and Jennifer Roberts 1128 Westchester Drive Nashville, TN 37207	Nationstar Mortgage USAA PO Box 961229 Fort Worth, TX 76161-0229	04112005400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN ALAN POPE, SR., EXECUTOR OF THE ESTATE OF MARY LOU MILES,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RUSSELL ROBERTS AND JENNIFER ROBERTS,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 79 Plan of Bellshire Estates, Section III, as of record in Book 2133, page 112, Register's for said County, described as follows:

BEGINNING at a point in the north margin of Westchester Drive at the corner of Lots Nos 78 and 79; thence with the line between said lots northerly 211.3 feet to a corner of Lot No. 80; thence with the line between Lots Nos. 79 and 80 westerly 218 feet to the easterly margin of Oxbow Drive; thence with the margin of the same southerly 170 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the north margin of Westchester Drive; thence with the margin of the same easterly 149.5 feet to the point of beginning.

Being the same property conveyed to Mary Lou Miles by Quitclaim Deed of record in Book 7913, Page 183, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Mary Lou Pope by Divorce Decree Docket No. 57418, Probate Court of Davidson County, Tennessee of record in Instrument No. 20200709-0074786, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Cecil A. Pope and wife, Mary Lou Pope by deed of record in Book 4214, page 830, Register's Office for Davidson County, Tennessee. Mary Lou Miles, also known as Mary Lou Pope, having since died, testate, probate of record in Docket No.: 18P750, Probate Court for Davidson County, Tennessee. Mary Lou Pope was unmarried at the time of her death and being survived by her two children, Michael Aubrey Pope and Stephen Alan Pope, Sr. No other children were born of, or predeceased, Mary Lou Pope.

Heirship Affidavit of record in Instrument No. 20200709-0074787, Register's Office for Davidson County, Tennessee. Stephen Alan Pope, Sr. executes this deed as Executor of the Estate of Mary Lou Pope, and individually as one of two heirs at law of Mary Lou Pope. The second, of the two heirs at law of Mary Lou Pope, Michael Aubrey Pope, joins in the conveyance to convey any personal interest he may have in and to this property. Mary Lou Pope, Mary Lou Wright and Mary Lou Miles are one and the same person.

Stephen Alan Pope, Sr. executes this instrument as Attorney-in-Fact on behalf of Michael Aubrey Pope, pursuant to the Power of Attorney recorded in Instrument No. 20200709-0074788, Register's Office for Davidson County, Tennessee.

Being also known as 1128 Westchester Drive Nashville, TN 37207.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1128 WESTCHESTER DRIVE** **NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020055611

WITNESS, this 29th day of June, 2020

Estate of Mary Lou Miles

X _____
Stephen Alan Pope, Sr., Executor

_____
Michael Aubrey Pope, Individual

_____
Stephen Alan Pope, Individual

_____
By: Stephen Alan Pope, Sr., as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen Alan Pope, Sr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Executor of the Estate of Mary Lou Miles, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of June, 2020.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen Alan Pope, Sr.,** attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Michael Aubrey Pope**, and acknowledged that he executed that same as the free act and deed of the said **Michael Aubrey Pope.**

WITNESS my hand and official seal this the 29th day of June, 2020.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen Alan Pope** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of June, 2020.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2020055611