WARRANTY DEED

Karen Johnson Davidson County
Batch# 493668 **DEEDWARR**
10/12/2020 08:30:03 AM 2 pgs
Fees: $13.00 Taxes: $704.11

20201012-0117950

JM-SB-CM-20-2727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Ross	**NEW OWNER**	
(NAME)	(NAME)	**073-01-0-079.00**
2727 Bobby Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARLENE MICHELLE FOSTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK ROSS, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Happy Valley, Section "B" not of record and described according to a survey by Z.J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the northerly margin of Bobby Avenue at a point 700 feet east of the easterly margin of Cooper Lane and said point being the corner of Lots No. 28 & 29; thence with the line between said two lots northerly 140 feet to the southwest corner of Lot No. 10, easterly 75 feet to the common corner of Lots 10, 11, 29 & 30; thence with the line between Lots No. 29 & 30, southerly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue westerly 75 feet to the beginning.

Being the same property conveyed to Reita W. Foster by Warranty deed from James H. Cooper and wife, Margo Moss Cooper of record in Book 6682, page 991, Register's Office for Davidson County, Tennessee, dated October 11, 1985 and recorded on October 16, 1985.

The said Reita W. Foster died testate July 25, 1999 leaving the subject property vested in the name of her daughter, Darlene M. Foster, as the sole beneficiary of the decedent as evidenced in Probate Case No. 00P-451 in the Seventh Circuit Court for Davidson County, Tennessee and also in the Affidavit of Heirship filed in Instrument No. 20031106-0163055 with the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2727 Bobby Ave, Nashville, Tennessee 37216**.

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th DAY OF OCTOBER, 2020.

Darlene Michelle Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLENE MICHELLE FOSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212