WARRANTY DEED

Karen Johnson
Batch# 661300
06/21/2021 03:41:46 PM
Fees: $13.00 Taxes: $1,776.00

Davidson County
DEEDWARR
2 pgs

20210621-0083619

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-02-2022

G-SB-VRES-21-2727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Lydia Kathleen Abell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(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)
Lydia Kathleen Abell and Paul Louis Mindrup	**SWBC Mortgage**	
(NAME) **2727 Bobby Avenue**	(NAME) **9311 San Pedro Ave., Ste. 100**	**073-01-0-079.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **San Antonio, TX 78216**	
(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, **MARK ROSS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYDIA KATHLEEN ABELL AND PAUL LOUIS MINDRUP, WIFE AND HUSBAND,** 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 Mark Ross, married by Warranty deed from Darlene Michelle Foster of record in Instrument No. 20201012-0117950 Register's Office for Davidson County, Tennessee, dated October 06, 2020 and recorded on October 12, 2020.

The above referenced propertywas investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2727 Bobby Avenue, 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, cur heirs and representatives, to warrant and forever defend the title to the said and 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 16th DAY OF JUNE, 2021.

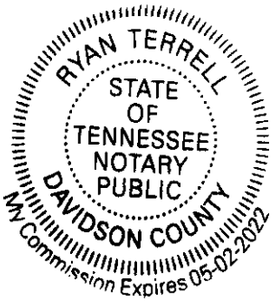
Mark Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROSS, 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 16th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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