Karen Johnson Davidson County
Batch# 1118234 DEEDWARR
04/03/2024 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $5,966.25
20240403-0023410

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38113	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,612,500.00. Affiant Subscribed and sworn to before me this 29th day of March, 2024. Notary Public My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John McRoberts and Joanna Gronemeier 810 Foster Hill Nashville, TN 37215	John McRoberts and Joanna Gronemeier 111 Acklen Park Dr. #424 Nashville, TN 37203	Map and Parcel No.: 117130B17300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Chelsea Armistead, Co-Trustee of the Lyle Finley Revocable Trust u/a dated October 12, 1982, as amended and restated May 18, 2007, as further amended October 18, 2021, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to John William McRoberts, a single man, and Joanna Gronemeier, a single woman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 810 Foster Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27 day of March, 2024.

Chelsea Armistead, Co-Trustee

Chelsea Armistead, Co-Trustee of the Lyle Finley Revocable Trust u/a dated October 12, 1982, as amended and restated May 18, 2007, as further amended October 18, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chelsea Armistead, Co-Trustee of the Lyle Finley Revocable Trust u/a dated October 12, 1982, as amended and restated May 18, 2007, as further amended October 18, 2021 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of March, 2024.

Notary Public

My Commission Expires: 3/8/28

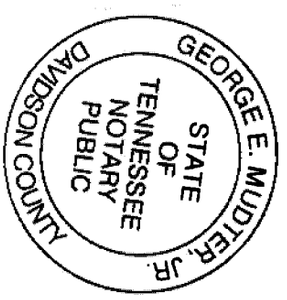


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 810 on the Plan of Abbottsford, Phase 2, Revision 1, as of record in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512, and Instrument No. 20221212-0129032, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed Lyle Finley, Michelle Finley and Chelsea Armistead, Co-Trustees of the Lyle Finley Revocable Trust u/a dated October 12, 1982, as amended and restated May 18, 2007, as further amended October 18, 2021 by deed dated September 15, 2023 from Janet L. Barnette, Trustee of the Janet L. Barnette Revocable Trust, dated November 16, 2022 of record in Instrument No. 20230919-0073382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants and Reciprocal Easements contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions, By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, and Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, rerecorded in Instrument No. 20010514-0049648, amended in Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949, Instrument No. 20140307-0019563, Instrument No. 20140408-0029142, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051264, and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Instrument No. 20041214-0148658, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, and Instrument No. 20070426-0049688, Register's Office for Davidson County, Tennessee.
6. A subdivision Plat of the Frank A. Leu property of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.
7. Water line easements of record in Book 1286, page 690, Book 1037, page 572 and Book 5128, page 953, Register's Office for Davidson County, Tennessee.
8. Metropolitan Ordinances BL2000-545 and BL2000-546 of record in Minute Book 61, page 295 in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.
9. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
10. Easement for underground utility easement of record in Book 8643, page 272, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 6555, page 328 and Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/27/24.

Affiant Signature – Joshua A. Terry

4/2/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27