01

Realty Title
484

This Instrument Prepared by

Terrell R. Johnson
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

USXC-00514

WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, A.D., 2001, between **KIRK R. BLOOMBERG, a single man,** of the City of OAKLAND, State of CALIFORNIA, First Parties, and

KIMBERLY HARMON, UNMARRIED, AND TED HARMON, UNMARRIED,

of the City of BRENTWOOD, State of TENNESSEE, Second Parties,

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100 ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot 112, on the Plan of Huntington Ridge Townhouse, of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same premises which Teresa L. Johnson, a single person, by Deed dated 3-13-2000 and recorded 3-22-2000 in Davidson County, Tennessee in Instrument Number 200003220029162, and re-recorded in Instrument No. 200004070036044, granted and conveyed unto Kirk R. Bloomberg, a single man, in fee.

Davidson County DEEDWARR
Recvd: 03/05/01 09:41 3pgs
Fees:15.00 Taxes:495.80
20010305-0020212

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Kirk R. Bloomberg

_____(L.S.)

Kirk R. Bloomberg (L.S.)
Kirk R. Bloomberg

_____(L.S.)

_____(L.S.)

STATE OF ~~TENNESSEE~~ Michigan }
COUNTY OF Oakland }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **KIRK R. BLOOMBERG, a single man**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in OAKLAND County, this 3rd day of JANUARY 2001

SANDRA A. BOMMARITO
Notary Public, Macomb County, MI
ACTING IN ~~OAKLAND~~ CO.
My Commission Expires Aug 7, 2004

Sandra A Bommarito
Notary Public

My Commission expires ✓ AUGUST 7, 2004

Seal

MAP 161-11-A, PARCEL 112.00
THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Kimberly Harmon and Ted Harmon
ADDRESS 489 Huntington Ridge
Nashville, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
1st Trust Bank for Savings
ADDRESS 6525 Quail Hollow, Suite 300, Memphis, TN 38120

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 134,000.00. Affiant Kelly Dorsey.

Subscribed and sworn to before me this 28th day of February 20 01.

Notary Public Theresa D. Dorsey
My Commission Expires 9-15-01

THERESA D. DORSEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 161-11-A, PARCEL 112 CO, amount of 1279.42).

2. All matters as set forth on the Plan of record in Plat Book 9700, page 846, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 4729, page 687, and amended in Book 4889, page 905 and in Book 5394, page 243, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Huntington Ridge Townhouse Homeowners Associaiton, of record in Book 4729, page 682, and Book 4890, page 84, said Register's Office.

5. By-laws of Huntinton Ridge Townhouse Homeowners Association of record in Book 7423, page 762, said Register's Office.

6. Storm Water Detention Agreements with Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9732, page 551, Book 9775, page 308, and Book 11345, page 59, said Register's Office.

7. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.