Davidson County DEEDWARR
Recvd: 08/01/07 15:50 2 pgs
Fees:13.00 Taxes:1461.50

20070801-0091610

WARRANTY DEED

R-TPC-07-717

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-8-10

(AFFIX SEAL)

PATRICK MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

My Commission Expires AUG. 8, 2010

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R. Bloom	Frank R. Bloom	
717 Palmetto Court (ADDRESS)	717 Palmetto Court (NAME)	171-12-A-43 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (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 considerations, the receipt of which is hereby acknowledged, we CYNTHIA C. WALKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANK R. BLOOM, UNMARRIED, hereinafter called the Grantee(s), their heirs 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 42, ADDITION TO BRELAN PARK AT SADDLEWOOD, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 963, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA C. WALKER BY QUITCLAIM DEED RECORDED ON JULY 17, 2007 IN INSTRUMENT NUMBER 20070717-0085121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO ARTHUR E. WALKER AND WIFE, CYNTHIA C. WALKER BY WARRANTY DEED FROM RICHARD B. MARTIN AND ELIZABETH H. MARTIN, RECORDED ON THE 22ND DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050922-0114195, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 7900, PAGE 963; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8891, PAGE 850, SUPPLEMENTED IN BOOK 9462, PAGE 398 AND AMENDED AND RESTATED IN BOOK 9480, PAGE 387 AMD SUPPLEMENTED IN BOOK 9670, PAGE 494; BY-LAWS OF RECORD IN BOOK 8891, PAGE 869; CHARTER OF BRELAN PARK AT SADDLEWOOD HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 9462, PAGE 547; EASEMENT FOR SANITARY SEWERS/STORM DRAINAGE OF RECORD IN BOOK 7883, PAGE 311; STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 9041, PAGE 832, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 717 Palmetto Court, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 26th day of July, 2007.

Cynthia C. Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia C. Walker, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903