BILL GARRETT, Davidson County
Trans:T20090064661 DEEDWARR
Recvd: 09/22/09 11:06 6 pgs
Fees:33.00 Taxes:555.00
20090922-0088193

This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER
Mark J. Bloom
4320 Estes Road
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP PARCEL
Map 130-12-0-A
Parcel 055.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me this the 21st day of September, 2009.

Notary Public

MARILYN HYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11-7-2012

My Commission Expires NOV. 7, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edward J. Cowell, Jr., Trustee of The Edward J. Cowell Jr. Living Trust**, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Mark J. Bloom**, hereinafter called "GRANTEE," his heirs and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is unimproved property known as 12 Inveraray, Nashville, Tennessee 37215.

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, his heir and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind himself, his heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 this 21st day of September, 2009.

GRANTOR:

Edward J. Cowell, Jr., TRUSTEE

Edward J. Cowell, Jr., Trustee of The Edward J. Cowell, Jr. Living Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Edward J. Cowell, Jr., Trustee of The Edward J. Cowell, Jr. Living Trust**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of September 2009.

Marilyn Hyde
Notary Public

My Commission Expires:
11-7-2012

MARILYN HYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Northumberland of record in Plat Book 6250, pages 128 and 129, and as amended by Surveyor's Certification of Correction in Book 6386, page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward J. Cowell, Jr. Living Trust by Warranty Deed from SRM Developments, LLC, a Tennessee limited liability company of record in Instrument Number 20051230-0157027, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2009 and subsequent years which have been assumed by the Grantee herein.

2. Subject to all matters shown on the Plan of Northumberland of record in Plat Book 6250, Page 128-129, corrected in Book 6386, Page 194, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Northumberland of record in Book 6377, Page 18 as re-recorded in Book 6545, Page 799 and as amended in Book 8990, Page 50, Book 11298, Page 935 and as amended and restated in Instrument No. 20010629-0068967, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of Northumberland of record beginning on page 33 of instrument recorded in Book 6377, Page 18 and also beginning on page 815 of instrument re-recorded in Book 6545, page 799 as such Bylaws were amended in instruments of record in Book 7663, page 468 and in Book 8919, page 45 and as amended and restated in instrument of record in Instrument No. 200106290068967, Register's Office for Davidson County, Tennessee.

5. Charter of Northumberland Homeowners' Association, Inc. of record in Book 6493, Page 884, amended in Book 7545, Page 405 and Book 7841, Page 73, Register's Office for Davidson County, Tennessee.

6. Utility Easement of record in Book 1181, Page 486 and in Book 3769, page 609, Register's Office for Davidson County, Tennessee.

7. Easement for water mains and appurtenances of record in Book 6434, Page 786, Register's Office for Davidson County, Tennessee.

8. Waterline Easement of record in Book 1108, Page 379, Register's Office for Davidson County, Tennessee.

9. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for Sanitary Sewer of record in Book 6932, Page 89, Registers Office for Davidson County, Tennessee.

10. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for Water Main of record in Book 6932, Page 133, Register's Office for Davidson County, Tennessee.

11. Easement granted to Electric Power Board of Nashville of record in Book 2296, Page 303, Register's Office for Davidson County, Tennessee.

12. Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 6548, Page 98, Book 6581, Page 77, and in Book 6581, Page 80, Register's Office for Davidson County, Tennessee.

13. Subject to rights of others in and to the common areas and/or elements.