This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1194**

BILL GARRETT, Davidson County
Trans:T20110000176 DEEDWARR
Recvd: 01/03/11 10:20 2 pgs
Fees:13.00 Taxes:369.63
20110103-0000278

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/29/2010**, by and between **Amy Marie Rivera, Substitute Trustee of the Inga Street SM PTE Land Trust, as trustee**, parties of the first part, and **Ronald O. Bloebaum and Carolyn Bloebaum, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain tract of land in Davidson County, State of Tennessee, described as follows:
Being Lot 98 on the Map of Springdale Subdivision of record in Plat Book 974 , Page 18 , in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Skarlett Justine, Trustee of the Inga Street SM PTE Land Trust by deed from PTE Development LLC by deed of record as Instrument No. 20100715-0055570, said register's Office. A Substitution of Trustee for the trust is contained of record as Instrument No 20100715-0055571, said Register's Office.

This conveyance is made subject to:

Parcel ID # **72-9-362**
☐ Improved OR
☒ Unimproved property located at: **2511 Inga Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Amy Marie Rivera trustee
Amy Marie Rivera, Substitute Trustee of the Inga Street SM PTE Land Trust

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Amy Marie Rivera, Substitute Trustee of the Inga Street SM PTE Land Trust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of December, 2010..

Notary Public

My Commission Expires: 7/5/11

NASEEM C. ASHLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Owner's Name: **Ronald O. Bloebaum and Carolyn Bloebaum**

and Address: **2511 Inga Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

↓

Mortgage Services III, LLC
502 North Hershey Rd.
Bloomington, IL 61704

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$99,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of December, 2010..

Notary Public

My Commission Expires: 7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013