WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130076213 DEEDWARR
Recvd: 09/04/13 09:24 2 pgs
Fees:13.00 Taxes:1313.50
20130904-0092897

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00.

Affiant

Subscribed and sworn to me on August 29, 2013.

NOTARY PUBLIC
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tara Bloom Star K. Bloom 1108 Seymour Ave. Nashville, TN 37206	NEW OWNER	083-05-0 190.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Emily Spotts Dee and Patrick Dee, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tara Bloom, unmarried, with a 75% undivided interest, and Star K. Bloom, unmarried, with a 25% undivided interest, as Tenants in Common with Right of Survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The following real property which is situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the Easterly 20 feet of Lot No. 19 and the Westerly 30 feet of Lot No. 20 on the Plan of Cobb's Subdivision of the R.W. Brown property as of record in Book 332, Page 144, Register's Office of Davidson County, Tennessee, according to a survey made by John Kohl dated 1/29/79 as follows:

Said parts of Lots No. 19 and 20 front together 50 feet on the Northerly side of Seymour Avenue and run back between lines measuring 146.6 feet on the Easterly line and 148 on the Westerly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed by Quit Claim Deed from Patrick Dee to Patrick Dee, and to his wife, Emily Spotts Dee, as Tenants by the Entirety as recorded on the 5th day of December, 2012 in Instrument No. 20121205-0112107, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Emily Spotts Dee

Patrick Dee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 29, 2013, before me personally appeared Emily Spotts Dee and Patrick Dee, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 29, 2013.

NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON