WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernie Bloemer Melissa Bloemer	NEW OWNER	157080A03600CO
(NAME) 3006 B Galbraith Dr.	(NAME) P. O. Box 2011	
(ADDRESS) Nashville TN 37215	(ADDRESS) Brentwood TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130085689 DEEDWARR
Recvd: 10/03/13 14:25 2 pgs
Fees:13.00 Taxes:1221.00
20131003-0104067

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Catherine Obolensky, Trustee for Octavia Willing Davidovna Obolensky under a resulting Trust hereinbelow described, which is the owner of a fifty (50%) percent undivided in the property hereinafter described, and as Trustee for Natalya Elisabeth Davidovna Obolensky under an Irrevocable Trust Agreement hereinbelow described, which is the owner of a fifty (50%) percent undivided interest in the property hereinafter described**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Bernie Bloemer and wife, Melissa Bloemer**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 36, on the plan of 3rd Revision of Middleton, a Residential Planned Unit Development, of record in Plat Book 6900, Page 900, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mary Catherine Obolensky, Trustee for Octavia Willing Davidovna Obolensky as to a 50% interest and for Natalya Elisabeth Davidovna Obolensky as to a 50% interest by Deed from Robin Porter Dahl, Trustee under the Sallie R. Hicks Education Trust for Gustav Carlisle Dahl, dated 01/13/1999 and filed for record on 01/13/1999 in Book 11296, Page 752, Register's Office for Davidson County, Tennessee.

The Trust for Natalya Elisabeth Davidovna Obolensky was established pursuant to a written Irrevocable Trust Agreement entered into on December 30, 1988, and amended September 30, 1989 between George T. Hicks and wife, Sallie R. Hicks.

The Trust for Octavia Willing Davidovna Obolensky is a Resulting Trust created pursuant to an order of the court entered on June 22, 1994 in the Chancery Court of Davidson County, Tennessee under Docket No. 94-590-I

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **200 Middleton Court, Nashville, TN 37215**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of September, 2013.

By: Mary Catherine Obolensky Trustee

Mary Catherine Obolensky, Trustee for the Octavia Willing Davidovna Obolensky Resulting Trust under Court Order entered June 22, 1994 in the Chancery Court for Davidson County, Tennessee under Docket No. 94-590-I

By: Mary Catherine Obolensky Trustee

Mary Catherine Obolensky, Trustee for Natalya Elisabeth Davidovna Obolensky under an Irrevocable Trust Agreement entered into on December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Mary Catherine Obolensky, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged and was identified as the Trustee of the Natalya and Octavia Trusts, respectively, the within named bargainors, said Trusts, and the execution of the foregoing instrument by such Trustee for the purposes therein contained, but signing the name of the Trusts as such Trustee.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF SEPTEMBER, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public