THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110020** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2013. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Mark Jerome Bloom 313 Woodmont Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-8-51.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chad W. Clark and wife, Megan Clark** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Jerome Bloom,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the North part of Lot No. 42 and the North part of the East part of Lot No. 43 on the Map of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee, and described as follows

Beginning at the Southwest intersection of Estes Avenue and Woodmont Circle, formerly known as Kenner Avenue; thence with the line of Woodmont Circle Westerly 91.25 feet, more or less, to the Northeast corner of that part of Lot No. 43 conveyed to Nevin C. Trammell and wife by deed of record in Book 1166, Page 372; thence along Trammell's Easterly line Southerly 185 feet to a point; thence Easterly 88.1 feet, more or less, to the Western margin of Estes Avenue; thence with the margin of the same Northerly 185.2 feet to the point of beginning.

Being the same property conveyed to Chad W. Clark and wife, Megan Clark by Warranty Deed from Joseph Frank Jr. and wife, Mary Sue Frank, recorded on the 31st day of October, 2006 in Instrument No. 20061031-0134856, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNER-MANNOR LAND CO'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3982, Page 156.

This is improved property located at 313 Woodmont Circle Nashville TN 37205.

BILL GARRETT, Davidson County
Trans:T20130099036 DEEDWARR
Recvd: 11/21/13 13:54 2 pgs
Fees:13.00 Taxes:2016.50
20131121-0120141

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2013.

Chad W. Clark

Megan Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad W. Clark and Megan Clark, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014