BILL GARRETT, Davidson County
Trans: T20150002223 DEEDWARR
Recvd: 01/09/15 13:19 2 pgs
Fees: 13.00 Taxes: 6475.00
20150109-0002595

WARRANTY DEED

BOX 30-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2015.

Notary Public

My commission expires: 2/4/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Grant A. Jackson **Katherine I. Jackson**		**Map 130-12-0-A Parcel 054-00co**
10 Inveraray	New Owner	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Debra F. Bloom, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grant A. Jackson and Katherine I. Jackson, husband and wife

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 Lot No. 54, on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark J. Bloom and wife, Debra F. Bloom, by Deed dated April 19, 1988 from Northumberland Development Company, of record in Book 7522, Page 881, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 92D-2569, Circuit Court for said county. The said property was further conveyed to Mark J. Bloom and Debra F. Bloom, as equal tenants in common by Quitclaim Deed dated May 10, 1993 from Mark J. Bloom and wife, Debra F. Bloom, of record in Book 8954, Page 562, and further conveyed to Debra F. Bloom, an unmarried person, by Quitclaim Deed dated June 30, 2008 from Mark J. Bloom, an unmarried person, of record in Instrument No. 20080701-0067732, said Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6250, Pages 128 and 129, and Surveyor's Certificate of Correction in Book 6386, Page 194, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6548, Page 98, Book 6581, Page 77, and Book 6581, Page 80, Register's Office for Davidson County, Tennessee. (3) Easement for water pipe lines as of record in Book 1108, Page 379, said Register's Office. (4) Easement to Nashville Suburban Utility District of record in Book 1181, Page 486, said Register's Office. (5) Easement to Nashville Electric Service of record in Book 2296, Page 303, said Register's Office. (6) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6434, Page 786, said Register's Office. (7) Deeds of Conveyance for sewer and water mains as of record in Book 6932, Page 89, and Book 6932, Page 133, said Register's Office. (8) A 10 foot perpetual easement for erecting and maintaining a boundary fence with rights of ingress and egress reserved in the Deed in Book 7522, Page 881, said Register's Office. (9) Declaration of Covenants, Conditions and Restrictions of Northumberland, of record in Book 6377, Page 18, re-recorded in Book 6545, Page 799, amended in Book 8990, Page 50, Book 11298, Page 935, and amended and reinstated in Instrument No. 20010629-0068967, Register's Office for Davidson County, Tennessee. (10) By-Laws of Northumberland Homeowners' Association, Inc. of record in Book 6377, Page 33, re-recorded in Book 6545, 815, amended in Book 7663, Page 468, and Book 8919, Page 45, Register's Office for Davidson County, Tennessee. (11) Charter of Northumberland Homeowners' Association, Inc. of record in Book 6493, Page 884, and amended in Book 7545, Page 405 and Book 7841, Page 73, Register's Office for Davidson County, Tennessee. (12) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (✓) Unimproved (____) property, known as **10 Inveraray, Nashville, TN 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 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/our hand(s) this 7th day of **January, 2015.**

Debra F. Bloom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Debra F. Bloom,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of **January, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.