WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/02/16 08:43 3 pgs
Fees:18.00 Taxes:1317.20
20160602-0055336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David and Karen Morris	Same as new owner	160/11/00/000
(NAME)	(NAME)	
537 Hearthstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, DAVID L. BLUM AND WIFE, KIRSTEN T. BLUM, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DAVID MORRIS AND KAREN MORRIS, 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(s) 83, as shown on the map entitled the Plan of Hearthstone, Phase 8, of record in Book 6250, page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID L. BLUM AND WIFE, KIRSTEN T. BLUM, by deed from DORRIS P. ZIEHR, UNMARRIED, of record as Instrument No. 20080801-0079121, dated July 30, 2008, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled the Plan of Hearthstone, Phase 8, of record in Book 6250, page 929, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 537 Hearthstone Circle, Brentwood, TN 37027

(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 our hands this 27 day of May, 2016.

David L. Blum

Kirsten T. Blum
By: David Blum, her attorney in fact

STATE OF GEORGIA)
COUNTY OF Oconee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Blum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Athens, this 27th day of May.

LEGAIL TUDOR NOTARY PUBLIC OCONEE COUNTY, GA Exp. Sept. 23, 2016

Notary Public

My Commission Expires: Sept 23, 2016

STATE OF GEORGIA)
COUNTY OF Clarke)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Blum, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Kirsten T. Blum as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Kirsten T. Blum.

Witness my hand and official seal at Athens day of May.

LEGAIL TUDOR NOTARY PUBLIC OCONEE COUNTY, GA Exp. Sept. 23, 2016

Notary Public

My Commission Expires: Sept 23, 2016

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

