WARRANTY DEED

Davidson County	DEEDWARR
Recvd: 08/26/16 15:30	3 pgs
Fees:18.00 Taxes:536.13	
20160826-0089756	

B-AP-16-714-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Bloom	New Owner	
(NAME)	(NAME)	**096-16-0-148.00**
714 Ortega Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3904		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCLEOD PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET BLOOM,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 254-A on the Plan of Zone Lot Division of Lot 254-257 and 259, Larchwood, Section 3 of record in Plat Book 6250, Page 454, amending Plat Book 5200, Page 540 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Batson, as Trustee of The Gordon Weaver Family Trust, (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated July 20, 1999, and recorded in Volume 1695, page 310634 of the Minutes of said Court) by special Warranty deed from Frank Batson, as Executor of the Estate of Harold Gordon Weaver, Sr. of record in Instrument No. 20011030-0118461 Register's Office for Davidson County, Tennessee, dated October 30, 2001 and recorded on October 30, 2001.

Being a portion of the same property conveyed to McLeod Properties, LLC by Warranty deed from Frank C. Batson, Sr., aka Frank Batson, as Co-Trustee and Judy V. Weaver Batson, as Co-Successor Trustee of The Gordon Weaver Family Trust (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated July 20, 1999, of record in Probate File No. 01P239, Probate Court of Davidson County, TN), and Randall Weaver, Harold G. Weaver, Jr. and Judy V. Weaver Batson, individually of record in Instrument No. 20160602-0055690 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 02, 2016.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 540 and amended Plat Book 6250, Page 297, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6076, Page 69, as amended in Book 6122, Page 482, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 7681, Page 611, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Water Main of record in Book 7681, Page 617, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **714 Ortega Rd , Nashville, Tennessee 37214-3904**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF AUGUST, 2016.

McLeod Properties, LLC

BY: _____
Sean Lewis
Chief Manager/Member

BY: _____
Terry Sanderson
Secretary/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER/MEMBER of MCLEOD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of August, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY SANDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY/MEMBER of MCLEOD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of August, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017