Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160098783 DEEDWARR
Recvd: 11/08/16 09:57 2 pgs
Fees: 13.00 Taxes: 800.31
20161108-0118099

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lance Bloom	SAME	72 - 7 - 127
(NAME)	(NAME)	
150 4th Ave. North, Suite 2110		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162563

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/we, Ronald Lee Harmon and wife, Melody P. Harmon, Trustees U/A/D May 31, 1994, The Ronald Lee Harmon and Melody P. Harmon Joint Revocable Living Trust Agreement, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Lance Bloom, an unmarried man, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being the easterly 200 feet of Lot No. 6, Block B, on the plan of R. M. Dudley's Subdivision of Blocks A and B in the Subdivision of a 30 acre tract, which is of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said part of Lot No. 6 fronts 50 feet on the westerly side of Riverside Boulevard, and runs back between lines 200 feet to a dead line, on which it measures 80 feet, more or less.

Being the same property conveyed to Ronald Lee Harmon and Melody P. Harmon, Trustees U/A/D May 31, 1994 by Quitclaim Deed from Ronald L. Harmon and wife, Melody P. Harmon, dated May 31, 1994 and filed of record in Book 9392, Page 89, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2310 Riverside Drive, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of November, 2016

Ronald Lee Harmon and wife, Melody P. Harmon, Trustees U/A/D May 31, 1994, The Ronald Lee Harmon and Melody P. Harmon Joint Revocable Living Trust Agreement

Ronald Lee Harmon Trustee
By: Ronald Lee Harmon, Trustee

Melody P. Harmon Trustee
By: Melody P. Harmon, Trustee

STATE OF Tennessee)
County OF Cheatham)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald Lee Harmon and Melody P. Harmon, Trustees U/A/D May 31, 1994, The Ronald Lee Harmon and Melody P. Harmon Joint Revocable Living Trust Agreement, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of November, 2016.

Notary Public
My Commission Expires:

