Bill Garrett Davidson County
Batch# 253 DEEDWARR
09/11/2017 03:45:31 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20170911-0093084

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Meredith May Affiant Subscribed and sworn to before me, this the 7th day of September, 2017. Notary Public My commission expires: 9/7/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shelby Nicole Bloemer Bernie Bloemer	NEW OWNER	
4513 Michigan Avenue		091-08-0B-009.00-CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH DEMPSEY AND JERRY DEMPSEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELBY NICOLE BLOEMER, AN UNMARRIED WOMAN AND BERNIE BLOEMER AND MELISSA BLOEMER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Townhouse Unit I, Phase 5 on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictive Covenants and By-Laws of record in Instrument No. 20080602-0055567 and amended in Instrument No. 20091119-0106608 and as further amended in Instrument No. 20100517-0037873 and in Instrument No. 20110526-0040369, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Deborah Dempsey and Jerry Dempsey, wife and husband by Warranty deed from EastOak, LLC of record in Instrument No. 20110930-0075814 Register's Office for Davidson County, Tennessee, dated September 27, 2011 and recorded on September 30, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4513 Michigan Avenue, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of September, 2017.

Deborah Dempsey

Deborah Dempsey

Jerry Dempsey

STATE OF Kentucky
COUNTY OF Campbell

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Dempsey and Jerry Dempsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of September, 2017.

Cheryl A McElveen

Notary Public

My Commission Expires: March 9, 2019

OFFICIAL SEAL
CHERYL A. McELVEEN
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires Mar. 9, 2019
ID # 529491

NOTARY PUBLIC SEAL STATE AT LARGE