Bill Garrett Davidson County
Batch# 346 DEEDWARR
09/12/2017 10:54:36 AM 2 pgs
Fees: $13.00 Taxes: $1,441.15
20170912-0093252

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $389,500.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2017.

Notary Public
My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

17-0440

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Patrick Conwell | Movement Mortgage | 072-09-0J |
| 924 A Carolyn Avenue | 8024 Calvin Hall Rd. | 001.00-CO |
| Nashville, TN 37216 | Indian Land, SC 29707 | |

## WARRANTY DEED

For and in 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

**Brandon R. Blumber, married**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Patrick Conwell, an unmarried man and Trisha Cooper, an unmarried woman ,** as tenants in common with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Unit No. A of 924 Carolyn Avenue Townhomes, a Horizontal Property Regime With Private Elements, of record in Inst. No. 20140319-0022817 and amended in Inst. No. 20140714-0061605, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Brandon R. Blumber, unmarried by Warranty deed from Charlie Three, LLC, a Tennessee limited liability company of record in Instrument No. 20150427-0037173, Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015.**

**Calli Blumber, wife of Brandon R. Blumber, joins in the execution of this instrument to convey her marital interest, if any, in subject property.**

**Being also known as 924 A Carolyn Avenue Nashville, Tennessee 37216.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **924 A Carolyn Avenue, Nashville, TN 37216.**

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 11th day of September, 2017.

Brandon R. Blumber

Calli Blumber

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brandon R. Blumber and Calli Blumber**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of September, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18