Bill Garrett Davidson County
Batch# 27156 DEEDWARRSP
11/16/2017 04:05:26 PM 7 pgs
Fees: $38.00 Taxes: $11,100.00
20171116-0118010

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY SEAL
My Comm. Expires May 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,000,000.

AFFIANT

Subscribed and sworn to before me, this 16th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 5/3/2020

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No.:
Nelson Mullins Riley & Scarborough, LLP Attn: Josiah R. Reid 150 Fourth Avenue, North Suite 1100 Nashville, TN 37219	Lance Bloom 6 Inveraray Drive Nashville, TN 37215	6 Inveraray Drive Nashville, TN 37215	130 12 0A 052.00

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **MARK J. BLOOM AND DEBRA F. BLOOM**, each a Tennessee resident (hereinafter collectively referred to as "**Grantors**"), do hereby convey and transfer unto **LANCE BLOOM**, a Tennessee resident (hereinafter referred to as "**Grantee**"), his successors and assigns all of Grantors' right, title and interest in and to certain improved real property located in Davidson County, Tennessee, and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 16th day of November, 2017.

GRANTORS:

Mark J. Bloom

Debra F. Bloom

[*Notary Acknowledgments follow.*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 16th day of November, 2017.

GRANTORS:

Mark J. Bloom

Debra F. Bloom

[*Notary Acknowledgments follow.*]

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Mark J. Bloom**, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is authorized to execute the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this ___ day of November, 2017.

JACQUELINE C. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

My Commission expires: _____

_____
Notary Public

Subscribed and sworn to before me in my presence,
this 15 day of November 20 2017
a Notary Public in and for the
County of Davidson State of Tennessee
Jacqueline C. Davis
(Signature) Notary Public
My Commission Expires 3/8/2021

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Debra F. Bloom**, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is authorized to execute the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this ___ day of November, 2017.

_____
Notary Public

My Commission expires: _____

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Mark J. Bloom**, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is authorized to execute the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this ___ day of November, 2017.

_____
Notary Public

My Commission expires: _____

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Debra F. Bloom**, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is authorized to execute the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of November, 2017.

_____
Notary Public

My Commission expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

Description of Land

Being Lot Numbers 52 and 53, on the Plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee (the "***Register's Office***"), and as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, in the Register's Office.

Being the same property known as 6 and 8 Inveraray Drive, Nashville, Tennessee, and conveyed to Mark J. Bloom and wife, Debra F. Bloom, by deeds of record in Book 6762, page 510, and in Book 6870, page 969, respectively, in the Register's Office, and being part of the property conveyed by Quitclaim Deed of record in Book 8954, Page 562, in the Register's Office.

Exhibit B to Special Warranty Deed

Permitted Exceptions

Matters of record as of the date of conveyance.