WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$525,000.00~~ $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/6/20
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 137420 **DEEDWARR**
09/06/2018 08:06:55 AM 2 pgs
Fees: $13.00 Taxes: $1,953.60

20180906-0088128

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180276TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
	new owners	
(NAME) Cole T. Blassey, and Thomas G. Blassey	(NAME)	105111G00100CO
(ADDRESS) 1706 A Stewart Place, Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand And No/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL LEWIS, UNMARRIED, AND BRENT OWENS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLE T. BLASSEY, UNMARRIED AND THOMAS G. BLASSEY, MARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1706 Stewart Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170406-0033839 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Michael Lewis and Brent Owens by Warranty Deed from Theodore Dale Dobbins, Sr., a married man of record in Instrument No. 20161027-0113515, Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 27, 2016.

Being a portion of the same property conveyed to Theodore Dale Dobbins, unmarried by Warranty Deed from Plautus Smith Williams of record in Book 6786, Page 156, Register's Office for Davidson County, Tennessee, dated February 12, 1986 and recorded on February 20, 1986.

unimproved ☐
This is improved ☒ property, known as 1706 A Stewart Place, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-Kw-18-1706A

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Michael Lewis and Brent Owens, this 31st day of August, 2018.

Michael Lewis by TVT Attorney in Fact
Michael Lewis By Thomas Vorholt, Attorney in Fact

Brent Owens by TVT Attorney in Fact
Brent Owens By Thomas Vorholt, Attorney in Fact

STATE OF TENNESSEE,
COUNTY OF Davidson

I, Danielle Chandler, a Notary Public in and for said County and State, do hereby certify that Thomas Vorholt, Attorney-in-Fact for Michael Lewis and Brent Owens, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Michael Lewis and Brent Owens and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said Thomas Vorholt, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Michael Lewis and Brent Owens. Therefore, let the said instrument, together with this certificate, be registered.

Witness my hand and official seal at Davidson County, Tennessee this 31 day of August, 2018.

Commission Expires: _____

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022