Karen Johnson Davidson County
Batch# 183857 DEEDWARR
01/15/2019 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20190115-0004031

**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $388,000.00**

Jamie Alley
**Affiant**

**Subscribed and sworn to before me this 11th day of January, 2019.**

**Notary Public**
**My commission expires:** 3/13/22

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Michael Bloom | New Owner | 083-13-0-160 |
| ~~1215 Boscobel Street~~ 2030 Ivar Ave #205 | | |
| ~~Nashville, TN 37206~~ Los Angeles, CA 90068 | | |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas Trotter and Rebecca Davis Trotter, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Bloom, an unmarried man and Blaire Eltringham, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 148 on the Plan of East Edgefield of record in Plat Book 21, Page 147, 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 the same property conveyed to Thomason L. Trotter and Rebecca S. Davis, husband and wife, by deed from Connie Eileen Park and Won Beom Park, wife and husband, of record in Instrument No. 20140512-0040444, Register's Office for Davidson County, Tennessee, and dated May 9, 2014. Thomas Lee Trotter and Rebecca S. Davis nka Rebecca Davis Trotter conveyed by quitclaim deed to Thomas Lee Trotter and Rebecca Davis Trotter, husband and wife, of record in Instrument No. 20160921-0099339 Register's Office for Davidson County, Tennessee,

This conveyance is made subject to the following:

1. All matters appearing on the plan of East Edgefield of record in Plat Book 21 Page 147, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1215 Boscobel Street, Nashville, TN 37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of January, 2019.

Thomas Trotter

Rebecca Davis Trotter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of January, 2019, before me personally appeared Thomas Trotter and Rebecca Davis Trotter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of January, 2019.

Notary Signature
My commission expires: January 5, 2020

SHERRI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

# True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires