WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,100.00

Karen Montague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 227503 DEEDWARR
05/08/2019 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $947.57
20190508-0043119

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Bloomrosen, Trustee	New owner	
(NAME)	(NAME)	
5454 Brighton Village Drive		161-9-A 18 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **EDUARDO C. DIAS AND ADRIANA HERMEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey R. Bloomrosen Trustee of the Jeffrey R. Bloomrosen Revocable Trust u/a/d May 9, 2007,** 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 Townhome Unit 5454 (a/k/a Unit 7) as set forth in the Master Deed Establishing Brighton Village, a Condominium, and use in the manner provided under the provisions of T.C.A. Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582, Register's Office for Davidson County, Tennessee; sad Unit also being shown as part of Exhibit "E" to said Master Deed

Being the same property conveyed to Eduardo C. Dias and Adriana Hermel, husband and wife, by Quitclaim Deed from Kevin D. Montgomery, Trustee, of record in Instrument No. 20120402-0027468, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5454 Brighton Village Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26 day of April, 2019

EDUARDO C. DIAS
by

EDUARDO C. DIAS

BY: ADRIANA HERMEL, ATTORNEY IN FACT

ADRIANA HERMEL

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 Adriana Hermel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of April, 2019.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of April, 2019, before me personally appeared Adriana Hermel, to me known to be the person who executed the foregoing instrument on behalf of Eduardo C. Dias and acknowledged that she executed the same as the free act and deed of Eduardo C. Dias.

Witness my hand and official seal this 26 day of April, 2019.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

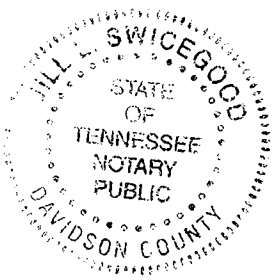
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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