Karen Johnson Davidson County
Batch# 243591 DEEDWARR
06/14/2019 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,205.83
20190614-0057597

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520717**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,900.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2019. Notary Public My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Andrew Blumberg 2404 Himes Drive Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ Mortgage Investors Group 8320 E Walker Springs Ln 200 Knoxville TN 37923	Tax Information: Tax Parcel ID No. 083-04-143.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Kasey Archer and Caroline Milligan Archer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Blumberg, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Rosebank Park, as of record in Plat Book 1835, Page 26, Register's Office for said County.

Said Lot No. 93 fronts 75 feet on the Southerly side of Himes Drive and runs back 130.15 feet on the Easterly line and 123.1 feet on the Westerly line, to a dead line, which is a broken line, measuring 118.3 feet thereon.

Being the same property conveyed by Warranty Deed from Jeffrey S. Magrecke, unmarried to Ryan K. Archer and Caroline M. Archer, husband and wife as recorded on the 18th day of August, 2017 in Instrument No. 20170818-0084854 and Deed from Suzanne McClure, Unmarried to Jeffrey S. Magrecke, an unmarried person as recorded on the 3rd day of June, 1999 in Deed Book 11509, Page 225, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEBANK PARK, as recorded in Plat Book 1835, Page(s) 26.

This is improved property located at 2404 Himes Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2019.

Ryan Kasey Archer

Caroline Milligan Archer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Kasey Archer and Caroline Milligan Archer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

