THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520846

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $405,000.00.

Affiant

Subscribed and sworn to before me, this28th day of June, 2019.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 258392 DEEDWARR
07/18/2019 08:10:55 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20190718-0070175

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Ariola and Elisha M. Ariola 5217 Trousdale Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146-16-0-165.00

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, **Tyler Bloomer and Lindsay Bloomer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Ariola and Elisha M. Ariola, husband and wife**, ("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. 924 on the Plan of Brentwood Hall Subdivision, Section IX, of record in Plat Book 2331 Page 92, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Bloomer and wife, Lindsay Bloomer by Warranty Deed from James T. Trone and wife, Misty W. Trone, recorded on the 21st day of June, 2012 in Instrument No. 20120621-0054309, 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 BRENTWOOD HALL SUBDIVISION, SECTION IX, as recorded in Plat Book 2331, Page(s) 92.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2488, Page 489.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 5589, Page 843.

This is improved property located at 5217 Trousdale Drive Nashville TN 37220

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TCD-19-5217

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 28th day of June, 2019.

Tyler Bloomer

Lindsay Bloomer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Bloomer, 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, and who further acknowledged that she is the Attorney-in-Fact for Tyler Bloomer and that she is authorized by Tyler Bloomer to execute this instrument on his behalf.

WITNESS my hand, at office, this 28th day of June, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler Bloomer and Lindsay Bloomer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires: _____

