Karen Johnson Davidson County
Batch# 277523 DEEDWARR
08/29/2019 09:17:25 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20190829-0087118

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$605,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Meredith Sall Blum and Steven Henry Blum 3502 B Hillsdale Avenue Nashville, TN 37205	U.S. Bank National Association 1203 Murfreesboro Rd. Franklin, TN 37064	104-05-0N-002.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Grant Brian Weller and Rita Leigh Hurd, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Meredith Sall Blum and Steven Henry Blum, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3502 Hillsdale Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20150327-00269522 and corrected in Instrument No. 20160531-0054320 the Davidson County Register's Office of Deeds Office, which is incorporated herein by reference for a more complete property description, Said Units are a portion of Lot No. 2 on the Plan of Wrenwood as of record in Book 1130, Page 55, Register's Office for Davidson County, Tennessee.
Included herewith is an undivided interest in common elements of the Homes at 3502 Hillsdale Avenue Horizontal Property Regime as set forth in homeowners association charter and by-laws.

Being the same property conveyed to Grant Brian Weller and Rita Leigh Hurd, husband and wife, by Warranty Deed from Joseph G. Rice and Tara Ann Rice, husband and wife, dated 05/01/2018 in Instrument No. 20180502-0041521 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.
This is unimproved ☐ improved ☒ property known as: 3502 B Hillsdale Avenue, Nashville, TN 37205

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/our hand(s) this the 9th day of August, 2019.

GBW

Grant Brian Weller

RLH by GBW AIF ~~Grant Brian Weller~~ Rita Leigh Hurd by Grant Brian Weller, Attorney in Fact

Rita Leigh Hurd
By Grant Brian Weller, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the State and County, do hereby certify that Grant Brian Weller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th of August, 2019.

Notary Public

My Commission Expires: 3/7/2023

John M. Wells State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Grant Brian Weller, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Rita Leigh Hurd, the within named bargainor, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rita Leigh Hurd, the bargainor, by the said Grant Brian Weller, as Attorney in Fact.

Witness my hand and official seal, this the 9th of August, 2019.

Notary Public

My Commission Expires: 3/7/2023

John M. Wells State of Tennessee Notary Public Davidson County