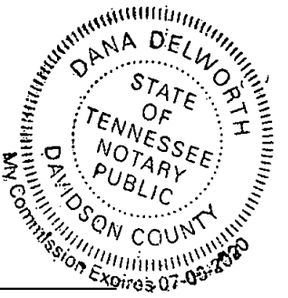
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2019.

Notary Public
MY COMMISSION EXPIRES: 07/06/20
File No. G19-7261



Karen Johnson Davidson County
Batch# 324896 DEEDWARR
12/04/2019 03:10:48 PM 2 pgs
Fees: $13.00 Taxes: $1,578.05
20191204-0125231

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephanie R. Burset and Charles T King (NAME)	Legends Bank (NAME)	061-10-0-251-00
901B Virginia Ave (STREET ADDRESS)	310 N. First St (STREET ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Cole Bemboom and Jacqueline A. Bemboom, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie R Burset and Charles T King**, Tenants by the Entirety, 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 Lot No. 2 on the Plan of Final Plat, Resubdivision of Lots 35 & 36, Maplewood Manor Subdivision, of record in Instrument 20170801-0078202, 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 Cole Bemboom and Jacqueline A. Bemboom, husband and wife by Deed dated June 14, 2018, recorded June 20, 2018, in Instrument Number 20180620-0059222, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20170801-0078202, Register's Office for Davidson County, Tennessee.
2. All matters as shown on prior plat of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 901b Virginia Avenue, Nashville, TN 37216.

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. Whenever 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 27th day of November, 2019.

x _____
Cole Bemboom

x Jacqueline A. Bemboom
Jacqueline A. Bemboom

STATE OF Oregon
COUNTY OF Deschutes

On this 27th day of November, 2019, before me personally appeared Cole Bemboom and Jacqueline A. Bemboom, 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's (or persons') free act and deed.

Witness my hand, at office, this 27th day of November, 2019.

OFFICIAL STAMP
ANDRES CARRERA GARCIA
NOTARY PUBLIC-OREGON
COMMISSION NO. 985126
MY COMMISSION EXPIRES MARCH 12, 2023

Andres C. Garcia
Notary Signature
My commission expires: March 12, 2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SW-CL-19-901E