WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 632257

J-C-20-916C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MICHAEL J. ULLMAN, AS TRUSTEE OF THE BLOOM TRUST DATED SEPTEMBER 4TH, 2018	**New Owner**	
(NAME)	(NAME)	**118-06-1B-001.00-CO**
9200 Sunset Blvd., Ste. 600		
(ADDRESS)	(ADDRESS)	
West Hollywood, CA 90069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. ULLMAN, AS TRUSTEE OF THE BLOOM TRUST DATED SEPTEMBER 4TH, 2018,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Gale Lane Residences II, of record in Instrument No. 20180905-0088005 and being shown on Plat attached thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nashville Partners, GP, a Tennessee General Partnership by Warranty Deed from John E. Norman and wife, Celeste R. Norman, Trustees U/A/D Jan 22 1998 of the Norman Joint Revocable Living Trust Agreement, of record in Instrument No. 20180315-0024635, Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on March 15, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20180405-0031956, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat attached as Exhibit "C" to the Declaration of record in Instrument No. 20180905-0088005, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20180905-0088005, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Gale Lane Residences II Homeowners' Association, Inc. of record in Instrument No. 20180919-0092917, Register's Office for Davidson County, Tennessee.
- Shared Driveway Easement and Mutual Maintenance Agreement of record in Instrument No. 20180919-0092933, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 C Gale Lane, Nashville, Tennessee 37204**.

Karen Johnson Davidson County
Batch# 356141 DEEDWARR
02/10/2020 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20200210-0015186

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th DAY OF FEBRUARY, 2020.

Nashville Partners, GP, a Tennessee General Partnership

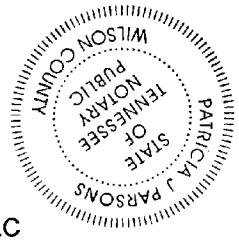
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for NASHVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of February, 2020.

Patricia J Parsons
Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

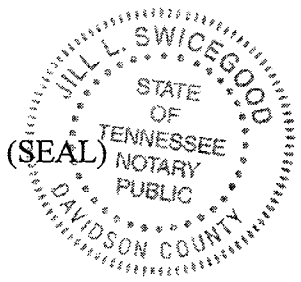
Attorney or Custodian

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 Donald R. Barrett, Jr., 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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