WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~DAVIDSON~~ Wilson dgf

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

R-BMR-20-1304

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)
Katherine M. Bloom	Same as new owner	
(NAME)	(NAME)	
1304 Debow Street		**053-03-0-137.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-3008		
(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, **ROBERT H. TOWE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE M. BLOOM, AN UNMARRIED WOMAN,** 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 Lot No. 68 on the Plan of Section C, Village of Old Hickory (a/k/a E. I. Du Pont De Nemours and Company's Subdivision) of record in Plat Book 1424, Page 66, 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 Robert H. Towe, unmarried by Warranty deed from Jessica A. Sauter N/K/A Jessica Sauter Barnett and husband, Ken Barnett of record in Instrument No. 20161118-0121711 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 18, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
- Property Survey for Village of Old Hickory of record in Book 1424, Page 69 and Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20161118-0121711 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1304 Debow Street, Old Hickory, Tennessee 37138-3008**.

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.

Karen Johnson Davidson County
Batch# 421297 DEEDWARR
06/19/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20200619-0065641

Witness my/our hand(s) this the 8th DAY OF JUNE, 2020.

Robert H. Towe by Kaz Arbogast as Attorney in Fact

Robert H. Towe by Kaz Arbogast as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT H. TOWE, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT H. TOWE.

Witness my hand and official seal this the 8th of June, 2020.

Notary Public
My Commission Expires: 9/7/21
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY