39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 575187 DEEDWARR
02/22/2021 03:31:19 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210222-0021380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Thomas Bloomfield and Susan Merritt	Bank of Tennessee	104-01-4D-001.00 CO
(NAME)	(NAME)	
4407 Idaho Ave	301 E. Center St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand And No/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUBREY B. HARWELL JR., TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS W. BLOOMFIELD, UNMARRIED MAN, AND SUSAN MERRITT, UNMARRIED WOMAN, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Unit 407A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Happy Cottages at 407 St Francis Ave, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190404-0030790 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed to AUBREY B. HARWELL, JR. TRUSTEE, by deed from JENNIFER TARKINGTON POWELL, MARRIED, of record as Instrument No. 20151102-0111072, dated October 30, 2015, said Register's Office.

This is improved x property, known as 407 A St. Francis Ave, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

The Grantor warrants that the Land Trust Agreement dated October 28, 2015 relative to this Property appointing Aubrey B. Harwell, Jr. as Trustee, contains the following provision: The Trustee shall have the express right, in his sole discretion, to delegate to an agent, representative, or any other third party, by power of attorney, his right and authority to sell the Property.

Witness our hands this 18 day of February, 2021.

Aubrey B. Harwell Jr., Trustee, by Stephen C. Sexton, his attorney-in-fact

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen C. Sexton** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Aubrey B. Harwell, Jr., Trustee and that he is authorized by the same to execute this instrument on his behalf.

WITNESS my hand, at office, this 18 day of February, 2021.

Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY