Karen Johnson Davidson County
Batch# 584824 DEEDWARR
03/04/2021 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20210304-0028486

#36063

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36063-01-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$1~~ 950,000.00. Affiant Subscribed and sworn to before me this 1st day of March, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Don White, Marcia White 200 Middleton Court Nashville, TN 37215-5328	**Send Tax Bills To:** New OWNER 200 Middleton Court Nashville, TN 37215-5328	**Tax Information:** Map and Parcel No.: 157080A03600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bernie Bloemer and wife, Melissa Bloemer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don White and Marcia White, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 200 Middleton Court, Nashville, TN 37215-5328

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of March, 2021.

Bernie Bloemer

Melissa Bloemer

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bernie Bloemer and Melissa Bloemer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of 3rd Revision, Middleton, of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bernie Bloemer and wife, Melissa Bloemer by deed dated September 30, 2013 from Mary Catherine Obolensky, Trustee for Octavia Willing Davidovna Obolensky Resulting Trust under Court Order entered June 22, 1994 in the Chancery Court for Davidson county, Tennessee under Docket No. 94-590-I (as to 50% undivided interest) and Mary Catherine Obolensky, Trustee for Natalya Elisabeth Davidovna Obolensky under an Irrevocable Trust Agreement entered into on December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks (as to 50% undivided interest) of record in Instrument No. 20131003-0104067, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 157080A03600CO.
2. Declaration of Covenants, Conditions and Restrictions for Middleton of record in Book 10714, page 744, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

