Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736078

Karen Johnson Davidson County
Batch# 679168 **DEEDWARR**
07/19/2021 11:01:52 AM 2 pgs
Fees: $13.00 Taxes: $12,543.00

20210719-0096403

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,390,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2021.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Fridenstine, Trustee P.O. Box 340020 Nashville, TN 37203	New Owner	Tax Parcel ID No. 130 12 0A 052.00 (Lot 52) 130 12 0A 053.00 (Lot 53)

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, **Lance Bloom, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Fridenstine, Trustee of the 6 Inveraray Trust, dated July 14, 2021**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Numbers 52 and 53, on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee (the "Register's Office"), and as amended by Surveyor's Certificate of Correction of record in Book 6386, Page 194, in the Register's Office.

Being the same property conveyed to Lance Bloom, by Special Warranty Deed from Mark J. Bloom and Debra F. Bloom, of record in Instrument No. 20171116-0118010, in the Register's Office of Davidson County, Tennessee, dated November 16, 2017 and recorded on November 16, 2017.

Being part of the same property conveyed to Mark J. Bloom and Debra F. Bloom, as equal tenants in common, by Quitclaim Deed from Mark J. Bloom and wife, Debra F. Bloom, of record in Book 8954, Page 562, in the Register's Office of Davidson County, Tennessee, dated May 10, 1993 and recorded on May 20, 1993.

Being the same property conveyed to Mark J. Bloom and wife, Debra F. Bloom, by Warranty Deed from Northumberland Development Company, of record in Book 6870, Page 969, in the Register's Office of Davidson County, Tennessee, dated May 29, 1986 and recorded on May 29, 1986. (as to Lot 53)

Being the same property conveyed to Mark J. Bloom and wife, Debra F. Bloom, by Warranty Deed from Northumberland Development Company, of record in Book 6762, Page 510, in the Register's Office of Davidson County, Tennessee, dated January 10, 1986 and recorded on January 14, 1986. (as to Lot 52)

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northumberland, as recorded in Plat Book 6250, Page(s) 128 and 129, and as amended by Surveyor's Certificate of Correction of record in Book 6386, Page 194.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Westhaven, as recorded in Plat Book 1130, Page(s) 7.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6377, Page 18, re-recorded in Book 6545, Page 799, amendments to bylaws in Book 7663, Page 468 and Book 8919, Page 45, amended in Book 8990, Page 50 and Book 11298, Page 935, amended and restated in Instrument No. 20010629-0068967, as amended in Instrument No. 20180927-0095915.

Easement recorded in Book 1108, Page 379; Book 1181, Page 486; Book 2296, Page 303, Book 6762, Page 510 (as to Lot 52) and Book 6870, Page 969 (as to Lot 53).

Easement for Water Mains and Appurtenances, recorded in Book 6434, Page 786.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98; Book 6581, Page 77 and Book 6581, Page 80.

This is improved property located at 6 Inveraray Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of July, 2021.

Lance Bloom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lance Bloom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022