Karen Johnson Davidson County
Batch# 689230 DEEDWARR
08/03/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $4,761.90
20210803-0104019

4651

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,287,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215167B	Affiant Sworn to and subscribed before me this 30 day of July, 2021. Notary Public My Commission Expires:
After Recording Return To The Above.	

SHANNON PHILBY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

THIS INDENTURE, made this 30 day of July, 2021, among:

STEVE BLOEMER, AND DAWN MATTHEWS, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DOUGLAS MCMILLAN and DENISE MCMILLAN

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, Being Unit 2006B on the Plan of Galbraith Drive Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060105-0001830, Register of Deeds Davidson County, Tennessee.
Being the same property conveyed to Steve Bloemer , a single man and Dawn Matthews,, a single woman by Warranty deed from Bernard W. Bloemer and wife, Melissa Bloemer of record in Instrument No. 20141201-0109808, Register's Office for Davidson County, Tennessee, dated November 25, 2014 and recorded on December 01, 2014. As the scrivener' s Affidavit recorded on May 18, 2015 with Instrument no: 20150518-0045342

Being also known as 2006B Galbraith Dr 2006B Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Steve Bloemer

Dawn Matthews

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Steve Bloemer and Dawn Matthews, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Douglas McMillan
Address: 2006B Galbraith Dr
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 131-02-0T-002.00-CO

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 30 day of July, 2021

Ernest D Bennett III 7-30-2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30 day of July, 2021.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023