AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Tiffany Block** **1224 5th Avenue North** **Nashville, Tennessee 37205**	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: **8209047300**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

ANTHONY CHERRY

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

TIFFANY BLOCK, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Germantown Fifth Avenue, of record in Plat Book 9700, Page 489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Anthony Cherry by quitclaim deed from Cherry Tree Properties, Inc. of record in Instrument No. 20060407-0040577 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **1224 5th Avenue North, Nashville, Tennessee 37203**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 14th day of August, 2009.

ANTHONY CHERRY

BILL GARRETT, Davidson County
Trans:T20090057145 DEEDWARR
Recvd: 08/20/09 13:52 2 pgs
Fees:13.00 Taxes:878.75
20090820-0078553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ANTHONY CHERRY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 14th day of August 2009.



Tara Hawley
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $237,500.00.

Alex Kopsaftis
AFFIANT

Sworn to and subscribed to before me this 14th day of August, 2009.

Tara Hawley
NOTARY PUBLIC

My Commission Expires:

