BILL GARRETT, Davidson County
Trans:T20110025553 DEEDWARR
Recvd: 05/02/11 09:54 2 pgs
Fees:13.00 Taxes:347.80
20110502-0033178

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11196

Send Tax Bills To:
Flagship Mortgage
100 W Old Wilson Bridge Road #207
Worthington, OH 43085

New Owner is:
Kevin A. Wolfe
905 Ward Street
Nashville, TN 37207

MAP: 071-12-0

PARCEL: 266.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Block**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin A. Wolfe and wife, Krysta R. Wolfe**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **905 Ward Street, Nashville, TN 37207**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of the easterly 60 feet of the west 190 feet of Lots Numbers 1, 2, and 3 on the map of T.I. Ward's Subdivision of certain lots Williams and Haye's Company's Belleview Plan of record in Book 974, Page 48, Register's Office for said County.

Said part of SAID lots front 60 feet of the north side of Ward Street and runs back between parallel lines, 161 feet to a dead line. This property is improved and known as 905 Ward Street, Nashville, Tennessee.

BEING the same property conveyed to Richard Block, married, by Cash Deed from The Secretary of Housing and Urban Development dated 1/19/11 and recorded 1/24/11 in Instrument Number 20110124-0006378; and the same property previously conveyed to Secretary of Housing and Urban Development by Warranty Deed from PNC Mortgage, a Division of PNC Bank, National Association, dated 5/28/10 and recorded 6/22/10 in Instrument Number 20100622-0048493; and the same property previously conveyed to PNC Mortgage, a division of PNC Bank, National Association, Successor by Merger to National City Real Estate Services, LLC, SBM National City Mortgage, Inc., FKA National City Mortgage Co., by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated 4/2/10 and recorded 4/7/10 in Instrument Number 20100407-0025957; J. Phillip Jones was appointed as Substitute Trustee by Substitution of Trustee dated 2/24/10 and recorded 3/18/10 in Instrument Number 20100318-0020567 (pursuant to the terms of a Deed of Trust executed by Harlen McCoy a/k/a Harlen R. McCoy, Jr., an unmarried man of record in Instrument Number 20030617-0083242, re-recorded in Instrument Number 20050711-0079977); and the same property previously conveyed to Harlen R. McCoy, Jr. by Quitclaim Deed from Tracey J. McCoy dated 8/6/02 and recorded 2/20/03 in Instrument Number 20030220-0022519; and the same property previously conveyed to Tracy Jo McCoy by Quitclaim Deed from Harlen Ross McCoy, Jr., dated 10/20/00 and recorded 12/20/00 in Instrument Number 20001220-0124755; and the same property previously conveyed to Harless (correctly known as Harlen) R. McCoy, Jr., married, by Warranty Deed from Charles R. Blackwood, Jr., married, dated 8/18/00 and recorded 8/23/00 in Instrument Number 200008230083375, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

RB

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2011 .

GRANTOR(S):

Richard Block

RICHARD BLOCK

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard Block**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of April, 2011 .

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$94,000.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of April, 2011 .

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: