Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0279

Davidson County DEEDWARR
Recvd: 06/07/11 16:07 2 pgs
Fees:13.00 Taxes:1135.90
20110607-0043699

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$307,000.00

Kim Gillespie
Affiant

JOSHUA A. TERRY NOTARY PUBLIC AT LARGE My Comm. Expires: Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE3rd day of June, 2011

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:
Ronald Christian Black
7172 Holt Run Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
180-02-0A-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard M. Tatum, Jr. and wife, Laura Suzanne Tatum

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Christian Black and Christy Grunst Black, husband and wife as joint tenants with full righs of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Number 3 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument Number 20031027-0157621, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard M. Tatum, Jr. and wife, Laura Suzanne Tatum by Warranty Deed from Pamela E. Farmer, married (formerly known as Pamela G. Evins) dated 11/1/07 and recorded 11/2/07 in Instrument Number 20071102-0129603, Register's Office for Davidson County, Tennessee.

Ken Farmer joined in the execution of this instrument.

True Copy Certification

I, Marjorie Kaup Haines, 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 executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, 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: 2-20-12
Notary' Seal (if on paper)

CHRIS MULE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7172 Holt Run Drive Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6 day of June, 2011

Richard M. Tatum, Jr.

Laura Suzanne Tatum

STATE OF Tennessee
COUNTY OF Williamson Laura Suzanne Tatum

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard M. Tatum, Jr. +, 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 at Brentwood, Tennessee this 3rd day of June, 2011.

Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.