THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110050410 DEEDWARR
Recvd: 08/17/11 08:49 2 pgs
Fees:13.00 Taxes:314.13
20110817-0063318

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tanisha D. Campbell 431 Lemont Drive Nashville, Tennessee 37216	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	61-5-4-37 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RICHARD BLOCK**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **TANISHA D. CAMPBELL**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 109 as created and established by the Master Deed and Bylaws for Poplar Glen, a horizontal property regime of record in Book 7534, page 591, Registers Office for said county, as amended by Amendment of record in Book 7548, Page 612, said Registers office, and as shown and described on the Plan for Poplar Glen Phase 1, of record in Book 6900, page 646, Registers Office for said county, to which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements as allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed by Kimberly Stewart to Transcontinental, as Trustee for Associates Home Equity Services, Inc., by Deed of Trust made of record on April 7, 1998, at Book 10876, page 785, Davidson County Register of Deeds. Default having been made on the indebtedness underlying the said Deed of Trust, foreclosure sale was held on March 9, 2011, after which the property was conveyed to CitiMortgage, Inc., by Trustee's Deed of record on March 14, 2011, at Instrument No. 20110314-0020158, said Register's Office; and being further the same property conveyed to Richard Block by CitiMortgage, Inc., by Special Warranty Deed of record on May 19, 2011, at Instrument No. 20110519-0038255, said Register's Office.

This property was never the residence of Richard Block.

This is improved property known as **431 Lemont Drive, Nashville, Tennessee 37216 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **15th** day of **August, 2011**:

Richard Block

Richard Block

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD BLOCK**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of August, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $84,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2011:

Notary Public

My Commission Expires: 6.3.14



