BILL GARRETT, Davidson County
Trans:T20130103725 DEEDWARR
Recvd: 12/11/13 13:50 2 pgs
Fees:13.00 Taxes:209.05
20131211-0125624

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
13-1208

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of December, 2013

Notary Public
Commission Expires:

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Ellis 207 White Oak Ct Nashville, TN 37216	New owner	06105-0A-04700 CO

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 Block, married

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

James Ellis and Jamie Moorer, as joint tenants

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 Unit No. 45 on the Condominium Site Plan, Phase III, Poplar Glen, of record in Plat Book 6900, Page 826, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Richard Block, by Warranty Deed from Andy Maloney, Trustee of the 207 White Oak Court Trust, dated 11/1/13 and recorded 11/19/13 in Instrument No. 20131119-0119372, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of Grantor, his spouse, or any dependants.

THIS INSTUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, AND NO TITLE INSURANCE OF ANY KIND HAS BEEN AFFORDED IN CONNECTION WITH THIS CONVEYANCE.
THE HEREIN NAMED GRANTEE(S) AND/OR GRANTOR(S) HEREBY INDEMNIFY AND HOLD HARMLESS, TENNESSEE TITLE SERVICES, LLC, FROM ANY AND ALL LOSS, LIABILITY, DAMAGES AND/OR EXPENSES WHATSOEVER WHICH MY BE INCURRED BY REASON THEREOF.

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: 207 White Oak Ct, Nashville, TN 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 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 6th day of December, 2013.

Richard Block

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Block** 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 6th day of December, 2013.

Notary Public
My Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)