THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31793-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $258,000.00. Carmen Coats Affiant Subscribed and sworn to before me this 22nd day of May, 2014. Notary Public My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Colby F. Block, Christian S. Dato 4515 Michigan Avenue Nashville, TN 37209	**Send Tax Bills To:** Legacy Home Loans, LLC 4025 Hillsboro Road, Ste. 601 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 091 080 B 01000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cody Nicole Hudgens, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colby F. Block and Christian S. Dato, wife and husband, as tenants by the entirety** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4515 Michigan Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20140036482 DEEDWARR
Recvd: 05/23/14 15:13 3 pgs
Fees:18.00 Taxes:954.60
20140523-0044904

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of May, 2014.

Cody Nicole Hudgens

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cody Nicole Hudgens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit J, Phase 5, together with the appurtenant interest in the common elements of Eastoak Groves Townhouses, a horizontal property regime with private elements established by Master Deed of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608, Instrument No. 20100517-0037873, Instrument No. 20110526-0040369 and Instrument No.20120402-0027510, Register's Office for Davidson County, Tennessee, said unit being depicted on the site plan attached as Exhibit "A" to the aforementioned amendment to Master Deed in Instrument No. 20110526-0040369, said Register's Office, and being located on Lots Nos. 7 and 8, Block 3, on the plan of East Extension of Plan No. 1, West Nashville, of record in Plat Book 421, page 1, said Register's Office.

Being the same property conveyed to Cody Nicole Hudgens, unmarried, by deed dated March 28, 2012 from Eastoak, LLC, of record in Instrument No. 20120402-0027511, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 091 080 B 01000 CO.
2. Charter of Incorporation of Eastoak Groves Townhouses Townhouse Corporation of record in Instrument No. 20080602-0055566, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eastoak Groves Townhouses, of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608, Instrument No. 20100517-0037873, Instrument No. 20110526-0040369 and Instrument No. 20120402-0027510, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 421, page 1, Register's Office for Davidson County, Tennessee.
6. Subject to all matters shown on the Plan of record as Instrument Number 20110526-0040369, Register's Office for Davidson County, Tennessee.