BILL GARRETT, Davidson County
Trans:T20140083010 DEEDWARR
Recvd: 11/04/14 08:53 2 pgs
Fees:13.00 Taxes:517.63
20141104-0101576

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-1035

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2014

Notary Public
Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Douglas Hilton Houston 732 Florence Circle Madison, TN 37115	SWBC Mortgage Coporation 5055 Maryland Way, Suite 200 Brentwood, TN 37027	052-06-0-047.00

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 Block, unmarried

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

Douglas Hilton Houston, an unmarried man

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 No. 10 on the Map of Madison Heights Subdivision, Section No. 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 73.6 feet on the westerly side of Florence Avenue and runs back 291.5 feet on the northerly line and 339.8 feet on the southerly line, to a dead line on which it measures 122.2 feet.

BEING the same property conveyed to Richard Block, a single person, by Special Warranty Deed from Bank of America, N.A., dated 7/10/14 and recorded 8/11/14 in Instrument Number 20140811-0072387; and the same property previously conveyed to Bank of America, N.A. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated 6/12/14 and recorded 6/19/14 in Instrument Number 20140619-0053609; Shapiro & Kirsch, LLP was appointed as Substitute Trustee by instrument dated 11/7/13 and recorded 11/20/13 in Instrument Number 20131120-0119788, pursuant to default on a Deed of Trust executed by Samantha J. Erickson of record in Instrument Number 20070827-0102210; previously conveyed to Samantha J. Erickson, a single woman, by Warranty Deed from Kerry R. York and wife, Shari A. York, dated 8/23/07 and recorded 8/27/07 in Instrument Number 20070827-0102209, Register's Office for Davidson County, Tennessee.

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: 732 Florence Circle, Madison, TN 37115.

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 30th day of October, 2014.

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 30th day of October, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/24/17