WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DANA DELTON SMITH

Y-FH-14-624

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Block	**Richard Block**	
(NAME)	(NAME)	**59-11-208.00**
1150 Shelton Ave.	**1150 Shelton Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PATRICIA ANN HUDDLESTON, PHYLLIS MARIE DAVIS AND BETTY ANN HOLMES, HEIRS-AT-LAW OF JOHN PORTER DOBSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD BLOCK, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 532, HAYNES MANOR, SECTION 4, as shown on plat of record in Plat Book 4175, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Harpeth-South, Inc. to John Porter Dobson and wife, Johnnie Mae Dobson as recorded on the 11th day of January, 1971 in Deed Book 4472, Page 749, Register's Office for Davidson County, Tennessee. Futher, being the same property conveyed to John Porter Dobson by Final Decree of Divorce as recorded on the 16th day of September, 1993 in Deed Book 9082, Page 456, Register's Office for Davidson County, Tennessee. The said John Porter Dobson having since died on April 29, 2014, devising the property to Patricia Ann Huddleston, Phyllis Marie Davis and Betty Ann Holmes (Heirs-at-Law), by Last Will and Testament of record in Docket No: 14P10470, Probate Division of the Circuit Court of Davidson County, Tennessee. Patricia Ann Huddleston, Executrix of the Estate of John Porter Dobson, joins in the execution of this Deed to convey any and all interest the Estate of John Porter Dobson may have in said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of HAYNES MANOR, SECTION 4, as recorded in Plat Book 4175, Page(s) 90.
- Deed recorded in Book 4378, Page 976.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **624 Rowan Court, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

BILL GARRETT, Davidson County
Trans:T20140092567 DEEDWARR
Recvd: 12/11/14 08:21 3 pgs
Fees:18.00 Taxes:249.75
20141211-0113292

Witness my/our hand(s) this the 8th DAY OF DECEMBER, 2014.

Estate of John Porter Dobson

Patricia Ann Huddleston, Executrix

Patricia Ann Huddleston

Phyllis Marie Davis

Betty Ann Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Ann Huddleston, Executrix of the Estate of John Porter Dobson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th day of December, 2014.

Notary Public

My Commission Expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Ann Huddleston, the within named bargainor, 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, this the 8th of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis Marie Davis, the within named bargainor, 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, this the 8th of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

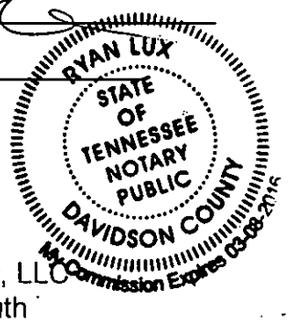
RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Ann Holmes, the within named bargainor, 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, this the 8th of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212