BILL GARRETT, Davidson County
Trans:T20150005666 DEEDWARR
Recvd: 01/23/15 09:31 2 pgs
Fees:13.00 Taxes:1646.50
20150123-0006655

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $445,000.00.

Affiant

Subscribed and sworn before me this the 9th day of January, 2015.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark J. Block	Avenue Bank	081082M00100CO
5110 Buchanan Street	3823 Cleghorn Ave	
Nashville, TN 37208	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD GAIL JOHNSON, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK J. BLOCK, UNMARRIED hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Declaration of Covenants, Conditions and Restrictions for Buchanan Street Villas, a Horizontal Property Regime with Private Elements, as shown as Exhibit "A" of record in Instrument Number 20140723-0065214, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John A. Smith by deed from Bill H. Martin, unmarried of record in Book 9454, Page 689, Register's Office for Davidson County, Tennessee, dated December 10, 1994 and recorded on December 14, 1994.

Being the same property conveyed to Harold G. Johnson, Jr., by deed from John A. Smith of record in Instrument No. 20140325-0024329, Register's Office for Davidson County, Tennessee, dated March 21, 2014 and recorded on March 25, 2014.

Being also known as 506 A Buchanan Street Nashville, TN 37208.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 506 A Buchanan Street, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 9th day of January, 2015.

Harold Gail Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Gail Johnson, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2015.

My commission expires: 9/10/18

Notary Public

