# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160023981 DEEDWARR
Recvd: 03/24/16 11:03 2 pgs
Fees: 13.00 Taxes: 721.50
20160324-0027896

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Lee McNairn, III | SAME | |
| (NAME) | (NAME) | |
| 2550 Bethwood Drive | | 61-13/38 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **RICHARD BLOCK, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES LEE MCNAIRN, III, UNMARRIED,** 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. 148 on the Plan of Shepardwood Subdivision, Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Richard Block by Special Warranty Deed from Reverse Mortgage Solutions, Inc., dated June 30, 2015, of record in Instrument No. 20150818-0083022, Register's Office for Davidson County, Tennessee; Previously being the same property conveyed to Reverse Mortgage Solutions, Inc. by Trustee's Deed from Solonia P. Turner, dated April 27, 2015, of record in Instrument No. 20150429-0038456, in the Register's Office for Davidson County, Tennessee; Previously being the same property conveyed to Solonia P. Turner, an unmarried woman, by Quitclaim Deed from Solonia Patterson now known as Solonia P. Turner, an unmarried woman, dated September 30, 2010, of record in Instrument No. 20101025-0085449, in the Register's Office for Davidson County, Tennessee; Previously being the same property conveyed to Solonia Patterson, unmarried by Warranty Deed from Jones Homes, Inc., a Tennessee Corporation, dated October 12, 1973, of record in Book 4755, Page 858, in the Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing of record in Book 4460, Page 66, said Register's Office; Restrictive covenants of record in Book 4572, Page 960, Book 7910, Page 855, and Book 9471, Page 372, said Register's Office.**

unimproved
This is improved x property, known as 2550 Bethwood Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 22 day of MARCH, 2016

RICHARD BLOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Block, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of March, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public