THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Richard Block and Mark Scott
1150 Shelton Avenue
Nashville, TN 37216

Send Tax Bills To:
SAME

Davidson County	DEEDWARRSP
Recvd: 10/31/16 13:11	3 pgs
Fees:18.00 Taxes:262.70	
20161031-0114840	

Map & Parcel Nos.:
052-02-0-159.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Whitworth Real Estate, Inc.** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Richard Block and Mark Scott, as tenants in common with right of survivorship** (herein referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 8 and the westerly 40 feet of Lot No. 9 of Block "B" on the revised map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said lots adjoin and front 80 feet together on the northerly side of Blackstone Avenue and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Whitworth Real Estate, Inc., by deed from DeAnna Nicole Horner and Russell Travis Horner, on August 5, 2016, of record in Instrument Number 20160810-0083141, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 631 Blackstone Avenue, Madison, Tn 37113

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2016** real estate taxes, which are to be prorated.

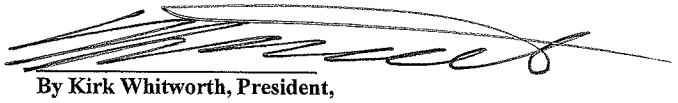
GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **26th** day of **October, 2016.**

GRANTOR:

Whitworth Real Estate, Inc.



By Kirk Whitworth, President,

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$71,000.00**.

AFFIANT

Subscribed and sworn to before me, this **26th** day of **October, 2016**.

NOTARY PUBLIC

My Commission Expires:
7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of June, 2015, before me, appeared Kirk Whitworth, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Whitworth Real Estate, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Kirk Whitworth acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.