WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

William B. Blanton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Y-RA-16-3837-T

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)
William B. Blanton and Melissa D. Blanton	**The Mortgage Firm, Inc.**	
(NAME)	(NAME)	
3837 Lunn Drive	**921 Douglas Avenue, Suite 200**	**58-11-206.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Altamonte Springs, FL 32714**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BLOCK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM B. BLANTON AND MELISSA D. BLANTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 23 on the plan of Gold Key Estates, Resubdivision of a portion of Lot 1-A, of record in Plat Book 5060, Page 36, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Block, single, by Special Warranty Deed from MTGLQ Investors, LP, recorded May 11, 2016 in Instrument No. 20160511-0046875; further being the same property conveyed to MTGLQ Investors, LP, by Substitute Trustee's Deed from Rubin Lubin TN, PLLC, Substitute Trustee, recorded April 8, 2016 in Instrument No. 20160408-0033959 and further being the same property conveyed to Rajni M. Rouse, a married person, by Special Warranty Deed from Deutsche Bank National Trust Company, recorded July 7, 2009 in Instrument No. 20090707-0063163, Register's Office for Davidson County, Tennessee.

The above descriped property was never lived in as the above Grantors marital residence herein.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5060, Page 36, Register's Office for Davidson County, Tennessee.
- Restrictions recorded in Book 4297, Page 855 and Book 4754, Page 901, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3837 Lunn Drive, Nashville, Tennessee 37218**.

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:T20170002522 DEEDWARR
Recvd: 01/10/17 12:02 2 pgs
Fees:13.00 Taxes:910.20
20170110-0002809

Witness my/our hand(s) this the 5 DAY OF JANUARY, 2017.

Richard Block

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BLOCK, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212