# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

STEVEN M. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

J-HF-17-631-H

**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) |
|---|---|---|
| **Jason Davis Hoffman** | REGIONS BANK | |
| (NAME) **631 Blackstone Avenue** | (NAME) 2050 PARKWAY OFFICE CIRCLE RCN-L6 | **52-2-159.00** |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) BIRMINGHAM, AL 35244 | |
| (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 AND MARK SCOTT, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON D HOFFMAN,** 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 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 Plat Book 1130, Page 85, Register's Office for said County.

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 Richard Block and Mark Scott, as tenants in common with right of survivorship, by Special Warranty Deed from Whitworth Real Estate, Inc., recorded October 31, 2016 in Instrument No. 20161031-0114840; further being the same property conveyed to Whitworth Real Estate, Inc. by Warranty Deed from DeAnna Nicole Horner and Russell Travis Horner, recorded August 10, 2016 in Instrument No. 20160810-0083141 and further being the same property conveyed to Victoria Horner by Quitclaim Deed from Heather Vandagriff, recorded June 19, 2008 in Instrument No. 20080619-0063078, Register's Office for Davidson County, Tennessee. The said Victoria Horner having since died leaving the property to DeAnna Nicole Horner and Russell Travis Horner as set out in Affidavit of Heirship of record in Instrument No. 20160810-0083140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 5240, Page 841, Register's Office for Davidson County, Tennessee.
- Subject to 2017 County Property Taxes and all subsequent years.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **631 Blackstone Avenue, Madison, Tennessee 37115**.

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:T20170030663 DEEDWARR
Recvd: 04/11/17 15:42 2 pgs
Fees:13.00 Taxes:573.50
20170411-0035505

Witness my/our hand(s) this the 7th DAY OF APRIL, 2017.

Richard Block

Mark Scott by Richard Block, Attorney-In-Fact

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 April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard Block, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Mark Scott and acknowledged that he/she executed the same as the free act and deed of the said Mark Scott, said Power of Attorney is recorded in Instrument No. 20170411-0035504, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 7th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 3/8/21

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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