THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612486** BILL GARRETT, Davidson County Trans:T20170068335 DEEDWARR Recvd: 08/08/17 10:15 2 pgs Fees:13.00 Taxes:1050.80 20170808-0080996	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $284,000.00. Affiant Subscribed and sworn to before me, this 1st day of August 2017. JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Karen S. Blalock 2025 WOODMONT BLVD #211 Nashville TN 37215-1564	Send Tax Bills To: New Owner 3438 B Stokesmont Road Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117110J21100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney Len Moore and wife, Rhonda Moore** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Karen S. Blalock, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 211, together with Garage Unit No. C-5, The Hillmont Condominiums, as established under Master Deed of record in Instrument No. 20040209-0015685, re-recorded at Instrument No. 20040212-0017074, amended at Instrument No. 20050404-0036415, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Rodney Len Moore and wife, Rhonda Moore by Warranty Deed from Refaat Y. Zakhary and wife, Salwa A. Zakhary, recorded on the 19th day of July, 2013 in Instrument No. 20130719-0074715, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

City of Nashville taxes for the year 2017 and thereafter, for tax parcel identification number 117110J21100CO, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT CONDOMINIUM of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument No. 20050404-0036415.

Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.

Grant of Easement as set forth in instrument recorded in Instrument No. 20110930-0075711.

This is improved property located at 2025 WOODMONT BLVD #211 Nashville, TN 37215-1564.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2017.

Rodney Len Moore by JG as attorney in fact

Rodney Len Moore
By: Jake Griffin, attorney-in-fact

Rhonda Moore by JG as attorney in fact

Rhonda Moore
By: Jake Griffin, 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, **Jake Griffin,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Rodney Len Moore and Rhonda Moore,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of August, 2017.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: