WARRANTY DEED

J-HF-17-0635-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

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)
Todd Griggs and Mica Griggs	**New Owner**	
(NAME)	(NAME)	**052-02-0-158.00**
635 Blackstone Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD GRIGGS AND MICA GRIGGS,** 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 60 feet of Lot No. 9 and Westerly 15 feet of Lot No 10, Block B, on the Plan of the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, in the Register's Office for said County.

Said parts of said lots adjoin and front 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 Mary Carol Biedenkapp by Warranty Deed from H. Douglas Hardcastle, of record in Instrument No. 20100114-0003671, Register's Office for Davidson County, Tennessee, dated January 14, 2010 and recorded on January 14, 2010. The said Mary Carol Biedenkapp died testate on May 16, 2016, devising the subject property to the Mary C. Biedenkapp Trust, dated September 23, 2014 by her Last Will and Testament, which for the limited purpose of establishing a muniment of title, was admitted to probate without administration as Docket No. 17P463 in the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Richard Block and Mark Scott, as tenants in common by Warranty Deed from Janese Rice, Trustee of the Mary C. Biedenkapp Trust, dated September 23, 2014 of record in Instrument No. 20170509-0045940, Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 09, 2017.

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.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

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

BILL GARRETT, Davidson County
Trans:T20170069720 DEEDWARR
Recvd: 08/11/17 11:26 2 pgs
Fees:13.00 Taxes:739.63
20170811-0082465

This is **improved** property known as: **635 Blackstone Ave, 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.

Witness my/our hand(s) this the 8th DAY OF August, 2017.

Richard Block

Mark Scott

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 26th 8th of August, 2017.

Notary Public
My Commission Expires: 3/3/20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK SCOTT, 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 26th 8th of August, 2017.

Notary Public
My Commission Expires: 3/3/20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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