WARRANTY DEED



RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-40606

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Block	New Owner	128 06 0A 525.00
(NAME)	(NAME)	
1150 Shelton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 20965 **DEEDWARR**
11/01/2017 02:59:23 PM 2 pgs
Fees: $13.00 Taxes: $558.70

20171101-0112216

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 considerations, the receipt of which is hereby acknowledged, I, **David A. Jones, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard Block, a married man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Unit in Davidson County, Tennessee, being all of Unit 525, of Stacey Square Townhomes, II, Condominium, established by the Master Deed of record in Book 6497, Page 700 (erroneously shown as Book 6497, Page 720 on prior deeds), amended in Book 8117, Page 891 and plan of record in Plat Book 6250, Page 159, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to David A. Jones by Warranty Deed from Barbara Albert, dated 06/21/1996, of record in Book 10135, Page 602, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 159, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4504, Page 406, in the Register's Office for Davidson County, Tennessee.
Agreement to Maintain Road of record in Book 6391, Page 460, in the Register's Office for Davidson County, Tennessee.
Articles of Incorporation of Stacy Square Townhomes, II, Homeowners Association of record in Book

6388, Page 616, in the Register's Office for Davidson County, Tennessee.
Master Deed of Stacy Square Townhomes, II, Condominium of record in Book 6497, Page 700, in the Register's Office for Davidson County, Tennessee.
First Amendment to Master Deed and By-Laws of Stacy Square, II, Condominium of record in Book 8117, Page 891, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 525 Stacy Square Terrace, # 525, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 hand this 27th day of October, 2017.

David A. Jones

State of Tennessee
County of Williamson

Personally appeared before me David A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2017.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

File No.: 01288-40606
SMG TN Warranty Deed