WARRANTY DEED

Bill Garrett Davidson County
Batch# 41113 DEEDWARR
12/27/2017 10:05:59 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20171227-0131001

W-HF-17-01008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Mary Mahoney and Mary Dean	**First Bank**	
(NAME) **1008 Treasure Reef**	(NAME) 318 Seaboard Lane Ste 205	**052-08-0A-281.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Franklin, TN 37067	
(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, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY MAHONEY, AN UNMARRIED WOMAN AND MARY DEAN, A MARRIED WOMAN,** 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. 134 on the Plan of Phase Two, Section Four, Heron Walk, A Planned Unit Development of record in Plat Book 9700, Page 687, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Block by Warranty Deed from Patricia Williams, unmarried of record in Instrument No. 20171005-0102204 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 05, 2017.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 687, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of P.U.D. Boundary Plat record in Plat Book 9700, Page 483, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10095, Page 464, Register's Office for Davidson County, Tennessee.
- By-Laws of Heron Walk Homeowners Association, Inc. of record in Book 10170, Page 124, in the Register's Office for Davidson County, Tennessee.
- Charter of Heron Walk Homeowners Association, Inc. of record in Book 10125, Page 449, in the Register's Office for Davidson County, Tennessee.
- Heron Walk Homeowner's Association Rules & Regulations of record in Instrument Number 20150423-0036546, as amended in Instrument Number 20150123-0036552, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3641, Page 253, in the 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: **1008 Treasure Reef, 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 15th DAY OF DECEMBER, 2017.

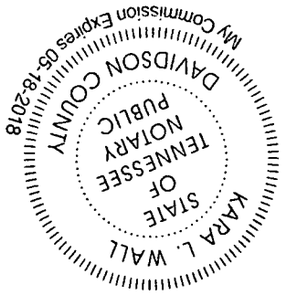
Richard Block by Laura Mitchell, Attorney - in-Fact
Richard Block by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 RICHARD BLOCK, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD BLOCK.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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