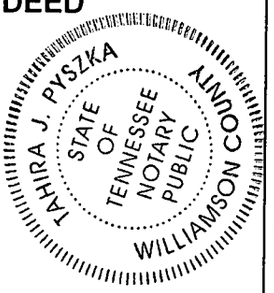
WARRANTY DEED

Bill Garrett Davidson County
Batch# 61798 DEEDWARR
02/23/2018 10:02:15 AM 2 pgs
Fees: $13.00 Taxes: $802.90
20180223-0017250



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-22-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachory T. Blocker	Same as new owner	07504023200
(NAME)	(NAME)	
4800 Concord Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, we, **Thomas Ray Vick Sr and Cindy Vick, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Zachory T. Blocker, an unmarried man, and Breah Brown, an unmarried woman, as joint tenants**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 547 on the Plan of Section Nine, Tulip Grove, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas Ray Vick, Sr., and Cindy Vick, husband and wife by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated 06/25/2004 recorded 07/08/2004, of record in Instrument No. 20040708-0081491, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 4675, Page 135, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 4846, Page 924, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee; and (4) Easement for the flow of Scotts Creek, as much as thereon may flow, from time to time.

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 ☐

File No.: 01288-41705
SMG TN Warranty Deed

This is improved ☑ property, known as 4800 Concord Road, Hermitage, TN 37076
(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), 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), 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 our hands this 16th day of February, 2018.

Thomas Ray Vick Sr

Cindy Vick

State of Tennessee
County of Wilson

Personally appeared before me Thomas Ray Vick Sr and Cindy Vick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127