Bill Garrett Davidson County
Batch# 75922 DEEDWARR
04/03/2018 12:55:16 PM 2 pgs
Fees: $13.00 Taxes: $399.60
20180403-0031123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Richard Quinones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-29-2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0118

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Quinones, a married man	SWBC Mortgage Corp.	#051150A02200
(NAME) 420 Walton Lane, Apt. E22	(NAME) 9311 San Pedro Ave #100	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eight Thousand And No/100 Dollars ($108,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
MARY DIANE BLOCKER, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
RICHARD QUINONES, A MARRIED MAN,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. E-22, as shown on the Plat of Quail Creek Condominiums, of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et. seq., said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Diane Blocker, an unmarried person, by Quitclaim Deed from Margaret Johnson Ashton, an unmarried person, of record in Instrument 20010801-0081739, said Register's Office, dated July 23, 1997. See also deed of record in Book 6931, Page 464, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6328, Page 44 and 74, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6328, Pages 89 and 90, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 420 Walton Lane, Apt. E22, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of March, 2018.

Mary Diane Blocker

Mary Diane Blocker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Diane Blocker, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this March 30, 2018.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PATTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.