WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,800.00.

Angela K Hoagenkeide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

W-HF-18-214-181

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)
Catherine Ann Miller	new owner	
(NAME) **214 Old Hickory Boulevard #181**	Bill Garrett Davidson County Batch# 82893 **DEEDWARR** 04/19/2018 02:25:24 PM 2 pgs Fees: $13.00 Taxes: $628.26 20180419-0037068	**142-4-A-181.00CO**
(ADDRESS) **Nashville, TN 37221**		
(CITY) (STATE) (ZIP)	(CI...	

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 **CATHERINE ANN MILLER, AN UNMARRIED 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 Unit No. 181, on the Horizontal Property Regime for Belle Forest Condominium Apartments, as recorded in the Master Deed of record in Book 5438, Page 699 and as shown on plat of record in Plat Book 5200, Page 167, Register's Office for said County, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Richard Block, a married man, by Warranty Deed from Daisy Eatherly and Vickie Lee Corbitt, recorded December 12, 2017 in Instrument No. 20171212-0126635 and further being the same property conveyed to Daisy Eatherly and Vickie Lee Corbitt by Quitclaim Deed from Daisy Eatherly A/K/A Daisy Etherly, recorded September 23, 2009 in Instrument No. 20090923-0088451, Register's Office for Davidson County, Tennessee.

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 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium of record in Book 5438, Page 742, as amended in Book 6082, Page 866, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20150618-0058446, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5460, Page 987 and Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5438, Page 699, as amended in Instrument No. 20020213-0019280, Instrument No. 20090819-0078072, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.
- Easement to American Building Company of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Deed to State of Tennessee of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348, 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: **214 Old Hickory Boulevard #181, Nashville, Tennessee 37221**.

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 16th DAY OF APRIL, 2018.

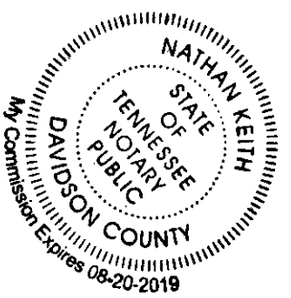
Richard Block

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 16th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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