WARRANTY DEED

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

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

File No.: 18-0305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Block	Richard Block	#042110A03800CO
(NAME) 1150 Shelton Avenue	(NAME) 1150 Shelton Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 83592 DEEDWARR
04/23/2018 09:54:11 AM 2 pgs
Fees: $13.00 Taxes: $482.85

20180423-0037830

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty Thousand Five Hundred And No/100 Dollars ($130,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUSTIN N. KESSLER, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD BLOCK, 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:

Land in Davidson County, Tennessee, being Unit No. 1038, together with Carport designated No. 1038 on the Plan of Section One, Heritage Village Condominium, of record in Plat Book 4675, Page 46, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Heritage Valley Condominium, a horizontal property regime established by Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument 20031229-0183195 and Instrument 20040804-0093767, said Register's Office.

Being the same property conveyed to Justin N. Kessler, unmarried, by deed from Leslie J. Prater, unmarried, of record in Instrument 20140515-0041927, said Register's Office, dated May 14, 2014.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 4758, Page 179; Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument 20031229-0183195; 20040804-0093767; and 20140314-0021490, said Register's Office.

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 Plat Book 4675, Page 46, said Register's Office; (3) Storm Water Detention Agreement of record in Book 6979, Page 521, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1038 Heritage Drive, 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 18 day of April, 2018.

Justin N. Kessler

STATE OF INDIANA

COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin N. Kessler, 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 this April 18, 2018.

My Commission Expires: Nov 10, 2023

