WARRANTY DEED

Bill Garrett Davidson County
Batch# 109291 DEEDWARR
06/26/2018 03:22:15 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20180626-0061611

G-VRES-18-146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
David G. Gant	**CalCon Mutual Mortgage, LLC dba OneTrust Home Loans**	
(NAME)	(NAME)	**043-02-0A-146.00-CO**
146 Cedarwood Ln.	**3131 Camino Del Rio N., Suite 1680**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**San Diego, CA 92108**	
(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, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID G. GANT, A SINGLE MAN,** 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:

Unit Number L-146 on the Plan of Cedarwood Courtyard Homes, Phase 2, of record in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennesse, together with the appurtenants interest in common areas limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Richard Block, married by Warranty deed from Mona Holt, a married woman of record in Instrument No. 20180418-0036702 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 18, 2018.

The above referenced property was investment property for the Grantor and has never been the principal marital residence.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 60 and 61, clarification in Book 5497, page 800, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5302, Page 546, Book 5495, page 661, Book 5669, page 132, Book 6053, page 422, Book 6119, page 402, Book, 6216, page 434, Book 6707, page 216, Book 7633, page 920 and Book 9010, page 503 and Book 9010, page 505, Instrument No. 20070802-0092060 and Instrument No. 20140505-0037855, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5307, Page 231, Instrument No. 20120921-0085950 and amended in Instrument No. 20070802-0092059, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5307, Page 226, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Book 5684, Page 678, 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: **146 Cedarwood Ln., 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 21st DAY OF JUNE, 2018.

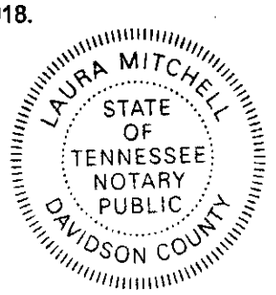
Richard Block

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 21st of June, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212