Bill Garrett Davidson County
Batch# 134901 DEEDWARR
08/29/2018 11:23:23 AM 2 pgs
Fees: $13.00 Taxes: $1,764.90
20180829-0085676

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $477,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2018. Notary Public My commission expires: 6.30.2019

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan Martin	SAME	
614 Benton Avenue		105-11-0Q-002.00-CO
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK BLOCK, AN UNMARRIED MAN AND VICTOR BARTLEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN MARTIN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 614 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151106-0113147 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kurio Properties, LLC by Warranty deed from Raul Torres Cordova, an unmarried man of record in Instrument No. 20151029-0110043 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on October 27, 2015.

Being the same property conveyed to Mark Block, an unmarried man by Warranty deed from Kurio Properties, Inc., a Tennessee Corporation of record in Instrument No. 20161216-0132011 Register's Office for Davidson County, Tennessee, dated December 13, 2016 and recorded on December 16, 2016.

Being the same property conveyed to Mark Block, an unmarried man and Victor Barley, an unmarried man by Warranty deed from Mark Block, an unmarried man of record in Instrument No. 20170110-0002991 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 10, 2017. Scrivener's Affidavit of record in Instrument No. _____ Register's Office for Davidson County, Tennessee dated _____ and recorded on _____.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 614 Benton Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2018.

Mark Block

VB by Kirsten Michaelson as atty in fact

Victor Bartley by Kirsten Michaelson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Block, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Witness my hand and seal this 15th day of August, 2018.

Notary Public

My Commission Expires: 5/3/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2018, before me personally appeared Kirsten Michaelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victor Bartley as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Victor Bartley.

Witness my hand and seal this 15th day of August, 2018.

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Notary Public

My Commission Expires: 5/3/21