Bill Garrett Davidson County
Batch# 135265 DEEDWARR
08/30/2018 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20180830-0086186

#34427

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

W-HFR-18-020

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)
Brittney L. Shanlever	Highlands Residential Mortgage	
(NAME) **20 Rolling Meadows Drive**	(NAME) 12001 N Central Expressway Suite 750	**033-04-0A-020.00CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Dallas, TX 75243	
(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, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTNEY L. SHANLEVER, A SINGLE 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. 20 on the Plan of Rolling Meadows, Phase 1, Section One, of record in Plat Book 6250, page 504, 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 Rolling Meadows Townhomes Association, a horizontal property regime established by Declaration of record in Book 6593, page 194, as amended in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Block, a married man by Warranty Deed from Georgia Holly Norman, an unmarried woman of record in Instrument No. 20180628-0062427 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 28, 2018.

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 6250, Page 504, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6593, Page 194, as amended in Book 6966, Page 497 and in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee.
- By-Laws of Rolling Meadows Townhomes Association of record in Book 6593, Page 242, Register's Office for Davidson, County, Tennessee.
- Charter of Rolling Meadows Townhomes Association of record in Book 6595, Page 734 and Book 8052, Page 513 Register's Office for Davidson, County, Tennessee.
- Restrictive Covenants of record in Book 6514, Page 460, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6603, Page 488, in the Register's Office for Davidson County, Tennessee.
- Utility Easements of record in Instrument Number 20021025-0130769 and 2004023-0012922, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 3248, Page 58, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 5818, Page 658, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Rolling Meadows Townhomes Association of record in Book 6966, Page 500, in

the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20180628-0062427 in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **20 Rolling Meadows Drive, Goodlettsville, Tennessee 37072**.

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 29th DAY OF AUGUST, 2018.

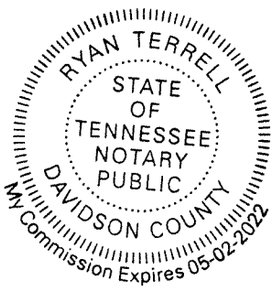
Richard Block

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 29th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

