Karen Y Johnson Davidson County
Batch# 156211 DEEDWARR
11/02/2018 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20181102-0108880

34472

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2018.

Notary Public

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

W-HFR-18-0200

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)
Keri C. Burton	CU Community, LLC DBA Mortgage 2077 Town Center Blvd. Suite 303	
(NAME) **200 Ellington Place**	(NAME) Knoxville, TN 37922	**051-10-0B-043.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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 **KERI C. BURTON, UNMARRIED,** 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:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 200, together with the appurtenant common elements, of Ellington Place Condominiums, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Ellington Place Condominium, of record in Book 6720, page 332 and Book 6984, page 84; as amended in Instrument No. 20090603-0051203, Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws as appended to said Master Deed, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the Plan of Ellington Place Condominiums, appearing as Exhibit "C" to said Master Deed, as amended, and the subdivision plat for Ellington Place Condominiums of record in Book 6250, page 829, said Registers Office, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Richard Block, a married man by Warranty Deed dated July 30, 2018 from Henry McGee, a single man of record in Instrument No. 20180801-0075126, 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.
- Subject to all matters shown on the Plan of Ellington Place Condominiums of record in Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ellington Place Condominium of record in Book 6720, Page 332, re-recorded in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6720, Page 360, re-recorded in Book 6984, Page 112, in the Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee of Master Deed of record in Instrument No. 20021122-0145361, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 7000, Page 140, amended in Book 7291, Page

203, Book 7780, Page 215 and Book 8270, Page 507, in the Register's Office for Davidson County, Tennessee.
• Easement for Right of Way of record in Book 6772, Page 477, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6700, Page 315, in the Register's Office for Davidson County, Tennessee.
• Shared Equity Agreement of record in Book 7167, Page 695, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Sanitary Sewer of record in Book 7461, Page 874, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Water Mains of record in Book 7461, Page 877, 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: **200 Ellington Place, 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 31st DAY OF OCTOBER, 2018.

Richard Block by Kara L. Wall, Attorney in Fact

Richard Block by Kara L. Wall,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARA L. WALL, 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 RICHARD BLOCK, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD BLOCK.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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:

