WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162255 DEEDWARR
11/19/2018 11:20:53 AM 2 pgs
Fees: $13.00 Taxes: $550.93

20181119-0113620

W-HFR-18-01038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

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

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)
Samantha Nicole Dickens and Savion Elijah Smith-Moran	Primary Residential	
(NAME)	(NAME)	**042-11-0A-038.00CO**
1038 Heritage Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City UT 84116	
(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 **SAMANTHA NICOLE DICKENS AND SAVION ELIJAH SMITH-MORAN, WIFE AND HUSBAND,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1038, together with Carport designated No.1038 a Horizontal Property Regime, on the plan of Heritage Village Condominium, Section 1, according to the Master Deed and By-Laws 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 No. 20031229-0183195 and Instrument No. 20040804-0093767, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 4675, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard Block, a married man by Warranty Deed from Justin N. Kessler, an unmarried man of record in Instrument No. 20180423-0037830 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 23, 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 2019 and subsequent years.
• All matters shown on the Plan of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of Heritage Village Condominium of record in 4758, Page 179, as amended in Book 4808, Page 829, as amended in Book 5102, Page 383, as amended in Book 6380, Page 989, Master Deed and By-Laws as amended in Book 6484, Page 287, as amended in Book 9654, Page 906, as amended in Instrument No. 20040804-0093767 and Instrument No. 20140314-0021490, By-Laws as amended in Book 9256, Page 848 and Instrument No. 20031229-0183195 Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.
• Exception Easement to Metropolitan Government of Nashville of record in Book 5084, Page 580, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6979, Page 521, 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: **1038 Heritage Drive, 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 15th DAY OF NOVEMBER, 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 15th of November, 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