Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0034

Karen Johnson Davidson County
Batch# 187935 **DEEDWARR**
01/24/2019 02:36:26 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20190124-0007109

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of January, 2019

Notary Public

Commission Expires:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard Block 712 Florence Circle Madison, TN 37115	New Owner	052-06-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sue K. Hunter, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Block

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5 on the Plan of Madison Heights Subdivision, Section No. 1, of record in Plat Book 1424, Page 6, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the Westerly side of Florence Avenue, and runs back between lines, 238.9 feet on the North line and 238.8 feet on the South line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to James E. Hunter and wife, Sue K. Hunter by Warranty Deed from Ray Leroy Kimble and wife, Lena R. Kimble, of record in Book 3896, page 402, Register's Office for Davidson County, Tennessee, dated May 25, 1965 and recorded on June 01, 1965. The said James E. Hunter died in 2006, leaving his wife, Sue K. Hunter, as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 712 Florence Circle, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Deborah Sue Cowell and James William Cowell executes this instrument on behalf of Sue K. Hunter pursuant to a General Power-of-Attorney dated July 24, 2018 and filed for record in Instrument No. 20190119-0005471 *, in the Register's Office of Davidson County, Tennessee.*

Dated this the 18th day of January, 2019.

Sue K. Hunter

Sue K. Hunter

BY: Deborah Sue Cowell her Attorney-In-Fact
Deborah Sue Cowell, her Attorney-In-Fact

Sue K. Hunter

Sue K. Hunter

BY: James William Cowell, her Attorney-In-Fact
James William Cowell, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Deborah Sue Cowell and James William Cowell as Attorney in Fact for Sue K. Hunter, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed and as the free act and deed of the said Sue K. Hunter, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of January, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY