#14035

Karen Johnson Davidson County
Batch# 250630 DEEDWARR
07/01/2019 10:45:30 AM 2 pgs
Fees: $13.00 Taxes: $680.80
20190701-0063478

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019

Hilary Mohsenzadeh

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Block	new owner	75-07513009400
(NAME)	(NAME)	
150 Shelton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gerald W. McDavid and wife, and Kimberly M. McDavid,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Block, married,** 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:

Being Lot No. 320 on the Plan of Hermitage Hills, Section IV, of record in Book 2900, Page 136, Register's office for said County, as follows:

Said Lot No. 320 fronts 80 feet on the north side of Bonnaside Drive and runs back 167.4 feet on the west line and 179 feet on the east line to a dead line in the rear on which it measures 80.2 feet.

Being the same property conveyed to Gerald W. McDavid and wife, Kimberly M. McDavid, by deed of record in Instrumnet No: 20010521-0052334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5015 Bonnaside Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 28th day of June, 2019.

Gerald W. McDavid

Kimberly M. McDavid

State of Tennessee
County of Davidson

Personally appeared before me Gerald W. McDavid and Kimberly M. McDavid, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2019.

Notary Public
My Commission Expires: _____

File No.: 14035

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022