THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Sam Moran
4914 Salem Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 262508 DEEDWARR
07/26/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20190726-0073657

WARRANTY DEED

(Map/Parcel 146-12-0-006)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **PATRICIA K. BLOCKER, AN UNMARRIED WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **SAM MORAN** hereinafter referred to as "Grantees", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 323, on the plan of Crieve Hall Estates, Section Five, as shown by plat and survey of record in Book 2133, Page 91, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Said Lot No. 323 fronts 167.74 feet on the westerly margin of Maywood Drive and extends back 195.8 feet on the northerly line and 228.8 feet on the southerly line to a dead line in the rear, measuring 82 feet thereon.
>
> BEING the same property conveyed to Patricia K. Blocker, unmarried, by Warranty Deed dated March 26, 1990 from Roger D. Myers, Sr. and wife, Almanda (Mandy) G. Myers, recorded March 29, 1990, in Book 8076, Page 116, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5017 Maywood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, its heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 24th day of July, 2019.

PATRICIA K. ~~BLOCKER~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia K. Blocker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of July, 2019.

Notary Public

My Commission Expires: ~~SEPTEMBER 25, 2019~~

(SEAL)

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $228,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of July, 2019.

Notary Public

My commission Expires: 8/11/20

File No. GTS2-2019-222

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-2020

True Copy Certification

I, Dana Loggins, 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.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020