WARRANTY DEED

Karen Johnson Davidson County
Batch# 280335 DEEDWARR
09/04/2019 08:38:06 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20190904-0088889

W-HF-19-1050

DAVID DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Richard Block	**New Owner**	
(NAME)	(NAME)	
1150 Shelton Ave		**061-14-0-073.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JUANITA THOMPSON BOBBITT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD BLOCK, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Locust Grove Estates, as of record in Book 1424, Page 11, Register's Office for said County.

Said Lot No. 26 fronts 60 feet on the South side of Horseshoe Drive and runs back 173.5 feet on the West line and 173.65 feet on the East side to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Charles R. Bobbitt and wife, Juanita Thompson Bobbitt by Warranty Deed from Harry H. Richardson and wife, Eva Richardson of record in Book 1558, page 57, Register's Office for Davidson County, Tennessee, dated January 27, 1948 and recorded on January 28, 1948. The said Charles R. Bobbitt having since died July 31, 2019 leaving Juanita Thompson Bobbitt as sole owner.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Book 1424, Page 11, 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: **1050 Horseshoe Drive, Nashville, Tennessee 37216**.

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 30th DAY OF AUGUST, 2019.

Juanita Thompson Bobbitt by Charles R. Bobbitt, Jr. Atty in Fact
Juanita Thompson Bobbitt by Charles R. Bobbitt, Jr.
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, CHARLES R. BOBBITT, JR., 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 JUANITA THOMPSON BOBBITT, and who acknowledged he/she/they executed the same as the free act and deed of the said JUANITA THOMPSON BOBBITT.

Witness my hand and official seal, this the 30th of August, 2019.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212