Karen Johnson Davidson County
Batch# 408342 DEEDWARR
06/01/2020 07:29:30 AM 3 pgs
Fees: $18.00 Taxes: $728.53
20200601-0055789

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2020.

Notary Public

COMMISSION EXPIRES: 1-24-22 (AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

W-SB-HF-20-58

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) |
|---|---|---|
| Joyce C. Osborne and Sylvia L. Proctor | First Community | |
| (NAME) 58 Rolling Meadows | (NAME) 262 Robert Rose #200 | 033-04-0A-058.00-CO |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Murfreesboro TN 37129 | |
| (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 **JOYCE C. OSBORNE, AN UNMARRIED WOMAN, AND SYLVIA L. PROCTOR, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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~~ Unit No. 58, on the Plat of Rolling Meadows, Section III, of # Phase I record in Plat Book 6250, Page 965, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6980, Page 188, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Block, a married man by Warranty Deed from Phillip D. Sutton, married of record in Instrument No. 20200330-0033811 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 30, 2020.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 965, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6593, Page 194, Book 6726, Page 18, Book 6926, Page 472, Book 6966, Page 497, Book 6980, Page 188, Book 7138, Page 352, Book 7408, 733, Book 8049, Page 711, Book 9319, Page 120, Book 9557, Page 25, Book 9675, Page 388, Book 9566, Page 369, and Instrument Number 20170203-0011853Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20021025-0130769, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6593, Page 242, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6595, Page 734 and Book 8052, Page 513, in the Register's Office for Davidson County, Tennessee.
- Public Utility and Drainage Easement of record in Instrument Number 20040203-0012922, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104724, 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: **58 Rolling Meadows, Goodlettsville, Tennessee 37072**.

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 22nd DAY OF MAY, 2020.

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 22nd of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

# True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

