WARRANTY DEED

Karen Johnson Davidson County
Batch# 598809 **DEEDWARR**
03/23/2021 03:17:29 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210323-0038455

G-P-21-1209

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE 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 $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(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)
Sarah C. Orrico	**Legacy Home Loans LLC**	
(NAME)	(NAME)	
1209 Apache Lane	**8119 Isabella Lane Ste 105**	**052-12-0-091.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Brentwood, TN 37027**	
(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 **SARAH C. ORRICO, AN UNMARRIED WOMAN AND SEAN P. WAGNER, AN UNMARRIED MAN AS TENANTS IN COMMON WITH THE 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 No. 14 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 95.0 feet on the Northeasterly side of Apache lane, and runs back 175.0 feet on the Northwesterly line and 160.0 feet on the Southeasterly line, to a line in the rear on which it measures 96.2 feet.

Being the same property conveyed to Richard Block, a married man by Warranty deed from Margaret Cammuse, an unmarried woman of record in Instrument No. 20201207-0141886 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 07, 2020.
Being the same property conveyed to Leslie Cammuse and wife, Margaret Cammuse by Warranty deed from Edward T. Cammuse and wife, Lura Ann Cammuse of record in Book 7099, page 348, Register's Office for Davidson County, Tennessee, dated December 31, 1986 and recorded on January 07, 1987. The said Leslie Cammuse was Deceased.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4047, Page 877, 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: **1209 Apache Lane, Madison, Tennessee 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 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 19th DAY OF MARCH, 2021.

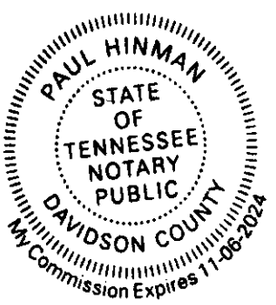
Richard Block

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 19th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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