WARRANTY DEED

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 22nd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

W-EXP-22-1903

Karen Johnson Davidson County
(AF Batch# 811469 **DEEDWARR**
02/25/2022 12:35:17 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220225-0021746

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)
Fiona Cauley **Amanda Cecconi**	**CrossCountry Mortgage, LLC**	
(NAME) **1903 Louanne Drive**	(NAME) **6850 Miller Road**	**107-05-0-246.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Brecksville, OH 44141**	
(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, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIONA CAULEY, A SINGLE PERSON AND AMANDA CECCONI, 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 No. 224 on the Plan of Bel-Air-Subdivision, Section 2 of record in Plat Book 2900, Pages 29 through 32, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 224 fronts 90 feet on the south side of Louanne Drive and runs back 91 feet on the west line and 129 feet on the east line to a dead line in the rear, measuring 79 feet thereon.

Being the same property conveyed to Richard Block by Warranty deed from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20211025-0143473 Register's Office for Davidson County, Tennessee, dated October 20, 2021 and recorded on October 25, 2021. 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 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Pages 29 through 32, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2959, Page 215, Book 2964, Page 1, and Book 3096, Page 485, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Book 9745, Page 697, 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: **1903 Louanne Drive, Nashville, Tennessee 37217**.

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 FEBRUARY, 2022.

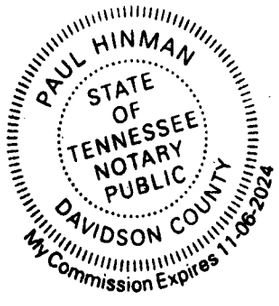
Richard Block

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 February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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