THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012933**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $695,000.00 Affiant Subscribed and sworn to before me, this15th day of February, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20130013503 DEEDWARR
Recvd: 02/19/13 10:08 2 pgs
Fees:13.00 Taxes:2571.50

20130219-0016158

WARRANTY DEED

Address New Owner: Robert M. Ford and Linda Ford 1467 ARABELLA ST. NEW ORLEANS LA 70115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-06-0 043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ada R. Almering, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. Ford and Linda Ford, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, THE GIDEON P. WADE SUBDIVISION, as shown on plat of record in Plat Book 2330, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Walter Rasmussen to Ada R. Almering as recorded on the 3rd day of November, 2011 in Instrument No. 20111103-0085716 and Warranty Deed from Wallace N. Rasmussen, as to a life estate, North Central College, an Illinois non-profit corporation, as to a fifty percent (50%) remainder as tenant in common and Belmont University, a Tennessee non-profit corporation, as to a fifty percent (50%) remainder as tenant in common to Ada R. Almering and Walter Rasmussen, as tenants in common as recorded on the 14th day of April, 2008 in Instrument No. 20080414-0037856, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to (i) Taxes for 2013 and subsequent years, a lien but not yet due and payable; and (ii) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GIDEON P. WADE SUBDIVISION, as recorded in Plat Book 2330, Page(s) 13.

The said property has never been the marital residence of the Grantor.

This is improved property located at 856 Curtiswood Lane Nashville TN 37204.

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of February, 2013.

Ada R. Almering
Ada R. Almering

STATE OF GEORGIA)
COUNTY OF Dekalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ada R. Almering, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2013.

Jennifer M Gilbert
Notary Public

My Commission Expires: 8/15/2016

JENNIFER M GILBERT NOTARY PUBLIC ROCKDALE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 15, 2016

First American Title Insurance Company
Chapman & Rosenthal Title, Inc.

Owner's Affidavit and Indemnity Agreement