Return To:
McCann, Hubbard & Coleman
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

NEW OWNER:

Michael Ford and Shelly Foster-Ford
1468 Tyne Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

Map 145
Group 02-0
Parcel 064.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0327

BILL GARRETT, Davidson County
Trans:T20130043232 DEEDWARR
Recvd: 05/23/13 11:17 2 pgs
Fees:13.00 Taxes:1909.20
20130523-0052252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Sixteen Thousand and 00/100 Dollars ($516,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID A. KING, single** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL FORD and SHELLY FOSTER FORD, husband and wife,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2-A, a re-subdivision of Lots 2 and 3 of the Resubdivision of Lot 29, Section Seven, Tyne Crest, of record in Book 5210, Page 340, as amended in Book 5800, Page 380, as amended in Book 6250, Page 119, all in the Register's Office for Davidson County, Tennessee, to which plan and record thereof reference is herein made for a more detailed and complete description.

Being the same property conveyed to David A. King, an unmarried man by Warranty Deed from Glenn C. Douglas and wife, Susan S. Douglas, dated June 28, 2010 and of record in Instrument No. 20100628-0050444, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1468 Tyne Blvd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17 day of May, 2013.

DAVID A. KING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID KING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 17th day of May, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$516,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of May, 2013.

NOTARY PUBLIC

My commission expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.