WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130063110 DEEDWARR
Recvd: 07/24/13 13:50 2 pgs
Fees: 13.00 Taxes: 917.60
20130724-0076580

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2013

Notary Public

MY COMMISSION EXPIRES: April 12 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. Ford	NEW OWNER	146 04 0 157.00
(NAME)	(NAME)	
4821 Briarwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard A. Nesvig** and wife, Jennifer Nesvig, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen F. Ford, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot 567, Plan of Section XIV, Caldwell Hall, as shown on plat of record in Plat Book 3300, page 77, 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 to Richard A. Nesvig by Warranty Deed Joseph McCallum and wife, Sue McCallum dated January 27, 2010, of record in Instrument No. 20100128-0007120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Jennifer Nesvig, the wife of Richard A. Nesvig, joins in this instrument for the purpose of conveying any an all rights she may have in and to said property, marital or otherwise to the Grantees.

unimproved ☐
This is improved X property, known as 4821 Briarwood Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **19th** day of June, 2013.

Richard A Nesvig

Jennifer Nesvig

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Richard A Nesvig and Jennifer Nesvig**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of July, 2013.

BEVERLY PARHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WEAKLEY CO. TN.

Notary Public

My commission expires: 11-19-14