BILL GARRETT, Davidson County
Trans:T20130104167 DEEDWARR
Recvd: 12/13/13 09:48 2 pgs
Fees:13.00 Taxes:523.18
20131213-0126159

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,400.00

Shelbie K. Ely
Affiant

ADAM L. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

File No.: ALW-13-726

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shelbie K. Ely | Franklin American Mortgage Company | 160-14-0-C-026.00CO |
| (NAME) | (NAME) | |
| 726 Fox Ridge Drive | 501 Corporate Centre Drive # 400 | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Franklin, TN 37067 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/WE, **ZORAIDA V. FORD, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SHELBIE K. ELY, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs 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 Unit No. 726, BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as shown on plat of record in Plat Book 5200, Pages 376 and 377, as established under Master Deed of record in Book 5818, Page 915, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James A. Ford and wife, Zoraida V. Ford by Warranty Deed from Haury & Smith Contractors, Inc., dated June 22, 1982, of record in Book 5901, Page 829, in the Register's Office for Davidson County, Tennessee. James A. Ford having conveyed his interest in subject property to Zoraida V. Ford by Quitclaim Deed dated June 19, 2007, of record in Instrument Number 20070713-0083576, in the Register's Office of Davidson County, Tennessee.

James A. Ford joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Zoraida V. Ford.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 726 Fox Ridge Drive, Brentwood, TN 37027
(House Number) (Street) (City or Town) (Postal Zip)

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 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 10th day of December, 2013.

Zoraida V. Ford

James A. Ford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zoraida V. Ford and husband, James A. Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**