BILL GARRETT, Davidson County
Trans:T20140037663 DEEDWARR
Recvd: 05/30/14 08:40 2 pgs
Fees:13.00 Taxes:1261.70
20140530-0046415

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030402**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $341,000.00 Affiant Subscribed and sworn to before me, this 23rd day of May, 2014. Notary Public My Commission Expires: 3/1/16

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WARRANTY DEED

Address New Owner: John L. Ford III and Sandra H. Ford 908 Tabitha Ln Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 06304011900

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, **Debra B. Miller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John L. Ford III and Sandra H. 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 157, PHASE ONE, CLEVELAND HALL SUBDIVISION, AS SHOWN ON THE MINOR REVISION, LOTS 156 AND 157, PHASE ONE, CLEVELAND HALL, as shown on plat of record in Plat Book 11700, Page 51, as amended in Instrument No. 20001026-0106276, 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 General Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company to Debra B. Miller as recorded on the 4th day of October, 2000 in Instrument No. 20001004-0098692; Quitclaim Deed from Cleveland Hall, LLC, a Tennessee limited liability company to Debra B. Miller as recorded on the 27th day of October, 2000 in Instrument No. 20001027-0106466; Estate by the Entireties Deed from Debra Vogel to Craig F. Vogel and wife, Debra Vogel as recorded on the 1st day of November, 2002 in Instrument No. 20021101-0133976; Quitclaim Deed from Craig F. Vogel to Debra A. Vogel as recorded on the 9th day of January, 2009 in Instrument No. 20090109-0002321; Notice of Final Decree Filing as recorded on the 17th day of July, 2009 in Instrument No. 20090717-0067315 and Quitclaim Deed from Joyce B. Donehue, Trustee to Debra B. Miller as recorded on the 19th day of May, 2009 in Instrument No. 20090519-0045788, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEVELAND HALL, PHASE ONE, MINOR REVISION OF LOTS 156 AND 157, as recorded in Plat Book 11700, Page(s) 51, corrected at Instrument No. 19991209-0301348, amended at Instrument No. 20001026-0106276.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 11725, Page 76, amended at Instrument Nos. 20050307-0024504,

20051202-0144894, 20060113-0005680, 20071220-0146113, 20080208-0013290 and 20081014-0103112.

Terms and provisions of by-Laws of Cleveland Hall Homeowners Association, Inc. recorded in Book 11725, Page 110 (Exhibit "B" in DCCR).

Charter of Cleveland Hall Homeowners Association, Inc. recorded in Book 11725, Page 70.

Easement for Right of Way to Bell South, recorded in Book 11720, Page 325.

Easement for Public Utilities-Reserved, recorded in Book 7844, Page 242.

Easement for Water Line, recorded in Book 7994, Page 167 and Book 7994, Page 173.

Easement for Sewer and/or Storm Drainage, recorded in Book 8006, Page 677.

Easement for Deed of Highway, recorded in Book 8068, Page 524.

Easement for ingress/egress and public utilities, recorded in Book 7844, Page 249.

Easement for Public Utilities, Drainage and Detention, recorded in Book 7844, Page 262 and Book 7844, Page 272.

Easement for Drainage and Construction, recorded in Book 7844, Page 268.

This is improved property located at 908 Tabitha Ln Old Hickory TN 37138.

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 23rd day of May, 2014.

Debra B. Miller

Debra B. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Debra B. Miller, 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 23rd day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014