Davidson County	DEEDWARR
Recvd: 07/09/14 07:26	2 pgs
Fees:13.00 Taxes:721.50	
20140709-0060199	

WARRANTY DEED

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF June, 2014.

(Affix Seal) Notary Public

My Commission Expires:

2014-33

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BOULEVARD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID
John Garrett Hestla	New Owner	182.06-0A-339.00
8912 ~~Risteu~~ Ristau Court		
Antioch, TN 37013		

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 consideration, the receipt of which is hereby acknowledged, I/we, **Paul J. Ford, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Garrett Hestla, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in RUTHERFORD COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 8912 Risteu Court, Town of Antioch, 37013, Davidson County, State of Tennessee, said premises being further described as follows:

Being all of Lot no. 276, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as shown on the plat appearing of record in Instrument No. 20070516-0058484, of the Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Paul J. Ford, a single person from Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed dated August 27, 2007 and recorded September 26, 2007 in Instrument #200709260114707, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 8912 ~~Risteu~~ Ristau Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of June, 2014

Paul J. Ford by Jessica Brewer, his POA

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June. 2014, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Jessica Brewer, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Paul J. Ford, and as such Attorney in Fact for Paul J. Ford, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Paul J. Ford, and is authorized by Paul J. Ford to execute this instrument on behalf of Paul J. Ford.

Witness my hand and official seal on this 30th day of June, 2014

Notary Public
My Commission Expires: 6-28-15

JESSICA G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
My Commission Expires: 12/18/17

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017