BILL GARRETT, Davidson County
Trans:T20140078787 DEEDWARR
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Fees:22.00 Taxes:0.00
20141020-0096503

Prepared by and return to:
Jason E. Havens
Holland & Knight LLP
50 N Laura St Ste 3900
Jacksonville, FL 32202
(904) 353-2000

THIS CONVEYANCE IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE GRANTORS SUPPLIED THE LEGAL DESCRIPTION OF SUCH REAL PROPERTY AND ASSUME RESPONSIBILITY FOR ITS ACCURACY.

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ford Family Trust c/o Robert Michael Ford and Linda Ford, Co-Trustees 174 WaterColor Way Ste 103-326 Santa Rosa Beach, FL 32459	New Owner	Tax Parcel Identification Number 132-06-0 043.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert M. Ford and wife, Linda W. Ford**, as Grantors, have bargained and sold and by these presents do transfer and convey to the Grantees, **Robert Michael Ford and Linda Ford, or their successors, as Trustees of the Ford Family Trust dated August 28, 2014** (also referred to as the "Trust"), as amended from time to time, a certain tract or parcel of land, together with all improvements and appurtenances, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot 1, THE GIDEON P. WADE SUBDIVISION, as shown on plat of record in Plat Book 2330, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being the same property conveyed by Warranty Deed from Ada R. Almering, married, to the Grantors as recorded on the 19th day of February, 2013 in Instrument No. 20130219-0016158; Special Warranty Deed from Walter Rasmussen to Ada R. Almering as recorded on the 3rd day of November, 2011 in Instrument No. 20111103-0085716; and Warranty Deed from Wallace N. Rasmussen, as to a life estate, North Central College, an Illinois non-profit corporation, as to a fifty percent (50%) remainder as tenant in common and Belmont University, a Tennessee non-profit corporation, as to a fifty percent (50%) remainder as tenant in common to Ada R. Almering and Walter Rasmussen, as tenants in common as recorded on the 14th day of April, 2008 in Instrument No. 20080414-0037856, all in the Register's Office of Davidson County, Tennessee.

Lewis and wife, Susan E. Lewis to The Lewis Company of Tennessee, LLC as recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065266; and Warranty Deed from Douglas B. Martin and wife, Patti B. Martin to Rex E. Lewis and wife, Susan E. Lewis as recorded on the 25th day of August, 2003 in Instrument No. 20030825-0122707, all in the Register's Office of Davidson County, Tennessee.

This real property is being conveyed subject to (i) applicable real property taxes for the current and subsequent years; and (ii) restrictions, reservations, and easements of record, without the effect of re-imposing the same, including without limitation those shown on Declaration of Covenants, Conditions and Restrictions and By-Laws of Oakland Primrose Townhomes, a Horizontal Property Regime with Private Elements, as recorded on the 7th day of September, 2005 in Instrument No. 20050907-0107773 in the Register's Office of Davidson County, Tennessee.

This is unimproved real property located at 1610 Primrose Ave, Nashville, TN 37212.

TO HAVE AND TO HOLD this real property, with the appurtenances, estate, title, and interest belonging to the Grantees and their successors and assigns forever.

The Grantors covenant with the Grantees that (i) the Grantors are lawfully seized and possessed of this real property in fee simple; (ii) have a good right to convey it; and (iii) this real property is unencumbered unless otherwise stated in this instrument. The Grantors further covenant and bind their successors, heirs, and assigns to warrant and forever defend the title to this real property to the Grantees and their successors, heirs, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Full power and authority are conferred upon the Grantees, as Co-Trustees of the Trust, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Co-Trustees full rights of ownership as authorized and contemplated by Section 689.071 of the Florida Statutes.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C. § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting this real property. This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under T.C.A. § 67-4-409 (a)(3)(F).

(*The remainder of this page is intentionally left blank.*)

Signed on September 23, 2014.

Signed in the presence of:

GRANTOR

Print Name: Justin N. Noeyaert

Robert M. Ford

Print Name: Dinas Wade

Two witnesses as to Robert M. Ford

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me on September 23rd, 2014, by Robert M. Ford.

Notary Public--State of Florida

Personally Known _____
Produced Identification X
Type of Identification FL DL

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

TODD SCALI
MY COMMISSION # FF 153210
EXPIRES: August 21, 2018
Bonded Thru Notary Public Underwriters

Signed in the presence of:

Print Name: Justin M. Nacyaert

Print Name: Dina S Wade

Two witnesses as to Linda W. Ford

GRANTOR

Linda W. Ford

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me on September 23, 2014, by Linda W. Ford.

Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

Personally Known _____
Produced Identification X
Type of Identification FL DL

TODD SCALI
MY COMMISSION # FF 153210
EXPIRES: August 21, 2018
Bonded Thru Notary Public Underwriters