BILL GARRETT, Davidson County
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20141020-0096504

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 117-8G 002.00CO

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 Unit No. B in The Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, located on Oakland Avenue, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for Oakland Primrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050907-0107773, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050907-0107773, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

This real property being the same property conveyed by Warranty Deed from The Lewis Company of Tennessee, LLC, a Tennessee limited liability company, to the Grantors as recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066062; Quitclaim Deed from Rex E.

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 the plat of THE GIDEON P. WADE SUBDIVISION, as recorded in Plat Book 2330, Page(s) 13.

This is improved real property located at 856 Curtiswood Ln, Nashville, TN 37204.

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).

Signed on September 23, 2014.

Signed in the presence of:

Print Name: Justin M. Naygert

Print Name: Dina S Wade

GRANTOR

Robert M. Ford

Two witnesses as to Robert M. Ford

STATE OF FLORIDA
COUNTY OF WALTON

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

Signed in the presence of:

Print Name: Justin M. Nalgoer

Print Name: Dinaswade

GRANTOR

Linda W. Ford

Two witnesses as to 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