Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140089352 DEEDWARR
Recvd: 11/26/14 14:34 2 pgs
Fees:13.00 Taxes:1254.30
20141126-0109391

39-B
File #14-1411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Imperial Home Group, LLC,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin F. Ford and R. Michael Ford Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Rose Estates, Section I, of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Imperial Home Group, LLC by Warranty Deed from John R. Walrond and Pam M. Walrond, husband and wife, in the amount of $172,000.00, dated March 14, 2014, of record as Instrument No. 20140319-0022600, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan~~[illegible]~~

This is improved property, known as: 802 Rose Park Drive, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of November, 2014.

Imperial Home Group, LLC

BY: Ben Wright, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ben Wright with whom I am personally acquainted and who upon their oath acknowledges himself to be the Member of Imperial Home Group, LLC, the within named bargainor, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 19th day of November, 2014.

Notary Public

Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 339,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of November, 2014.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
R Michael Ford, et al	Owner	84-5-44.00
802 Rose Park Drive		
Nashville, TN 37206		