NEW OWNER:

Kendra S. Ford
Linda Sue Ford
2627 Woodyhill Drive
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-1091

071-04-0
036.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140095536 DEEDWARR
Recvd: 12/22/14 10:40 2 pgs
Fees:13.00 Taxes:814.00
20141222-0116773

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KENDRA S. FORD AND LINDA SUE FORD** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 295 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to TBC Development, LLC a Tennessee Limited Liability Company, James M. Beach, Managing Member by Warranty Deed from Rodger D. Hammersley, Jr., unmarried, dated July 28, 2014, and of record as Instrument No. 20140820-0075929, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2627 Woodyhill Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **December, 2014.**

TBC DEVELOPMENT, LLC

By: _____

Lisa P. Chaney, Authorized Officer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Lisa P. Chaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is an Authorized Officer of TBC DEVELOPMENT, LLC, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument for the company, for the purposes therein contained.

WITNESS my hand and official seal at office 15 day of **December, 2014.**

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **220,000.00** .

Brina Mathis

AFFIANT

Sworn to and subscribed to before me 15 day of **December, 2014.**

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY