ADDRESS NEW OWNERS and
SEND TAX BILLS:
RICHARD FORD and wife
LINDA FORD
1204 Rosebank Ave.
Nashville, TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
84 - 01 - 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **JERRY D. ALDERSON,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **RICHARD FORD and wife, LINDA FORD,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rosebank Terrace, Section I, as of record in Book 4885, Page 190, Register's Office for said County.

SAID Lot No. 1 fronts 72.5 feet on the westerly margin of Rosebank Avenue and runs back 119.91 feet on the northerly lot line and 213.56 feet on the southerly lot line, to a line on the rear measuring 114.70 feet thereon.

BEING the same property conveyed to Roy L. Alderson and son, Jerry D. Alderson, by Quitclaim Deed recorded December 8, 1997 in Book 10712, Page 411, Register's Office for Davidson County, Tennessee. Roy L. Alderson having died on December 25, 1997, leaving his wife, Florence D. Alderson and son, Jerry D. Alderson, as his heirs at law. Florence D. Alderson died on July 16, 2008. By Last Will and Testament recorded under Docket No. 08P-1271, Probate Court for Davidson County, Tennessee, all of her assets were left to Jerry D. Alderson.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1204 Rosebank Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
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615-824-0989

BILL GARRETT, Davidson County
Trans:T20150041131 DEEDWARR
Recvd: 05/28/15 08:41 2 pgs
Fees:13.00 Taxes:577.20
20150528-0048884

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 22 day of May, 2015.

JERRY D. ALDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JERRY D. ALDERSON, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $156,000.00.

AFFIANT

Subscribed to and sworn before me, this the 22 day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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