Return to:
Realty Title
2064 Cool Spring Blvd
Franklin TN 37067

BILL GARRETT, Davidson County
Trans:T20150043290 DEEDWARR
Recvd: 06/03/15 08:53 2 pgs
Fees:13.00 Taxes:166.50
20150603-0051540

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101K.
Brentwood, TN 37027

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 1st **day of June, 2015.**

Notary Public
My commission expires: 10-18-16

02-1505-49476

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Integrus Realty, LLC	New Owner	147-03-0-B-076.00
625 Bakers Bridge Avenue		
Franklin, TN 37067		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brenda Oeser, Personal Representative of The Estate of Michael Sean Ford, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to Integrus Realty, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. D-15, on the Plan of Southern Hills Condominiums, as established by the Master Deed of record in Book 6594, Page 502, and Book 7044, Page 209, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Sean Ford by Warranty Deed from Brenda H. Oeser, Denise J. Johnson and Camelia N. Johnson, dated December 6, 2005, recorded December 7, 2005, of record in Instrument No. 20051207-0147181, Register's Office for Davidson County, Tennessee. The said Michael Sean Ford having since died. Brenda Oeser was appointed Personal Representative of the Estate of Michael Sean Ford by order of The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1873. By order of the same court, The Estate of Michael Sean Ford was declared insolvent and Brenda Oeser, as Personal Representative, was authorized to sell the subject property.

The property was erroneously conveyed to The Michael S. Ford Special Needs Revocable Living Trust by Quitclaim Deed from Michael Sean Ford, dated December 6,2005, recorded May 10, 2006, of record in Instrument No. 20060510-0054940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 370 Wallace Rd, #D15, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 1st day of June, 2015.

Brenda Oeser

Brenda Oeser, Personal Representative of the Estate of Michael Sean Ford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda Oeser, Personal Representative of the Estate of Michael Sean Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of June, 2015.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

