BILL GARRETT, Davidson County
Trans:T20150072767 DEEDWARR
Recvd: 08/27/15 09:34 3 pgs
Fees:18.00 Taxes:2867.50
20150827-0086761

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2015. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kenneth Ford and Debbie Ford 4331 Sneed Road Nashville, TN 37215	New owner	13008004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEAN DORSEY HOSKINS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KENNETH FORD AND WIFE, DEBBIE FORD**, hereinafter called the Grantees,

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 12 and that part of a 5 foot reserved strip immediately west of same on the Plan of Belle Meade Subdivision Annex, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said prt of Lot No. 12 fronts 100 feet on the westerly side of Sneed Avenue and together with said reserved strip runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Dean Dorsey Hoskins by deed dated November 19, 1999, from Sam C. Cowan, III and wife, Cathy D. Cowan, of record in Book 11754, page 753, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

3. Agreement for sanitary sewers and/or storm drainage granted to Metropolitan Government of record in Book 4260, page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4331 Sneed Road, Nashville, TN 37215.

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 and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized 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; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of August, 2015.

Dean Dorsey Hoskins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEAN DORSEY HOSKINS, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2015

Notary Public

My Commission Expires:

