Davidson County DEEDWARR
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Fees:23.00 Taxes:3145.00
20151102-0111505

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32702-10-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2015. Notary Public My Commission Expires: KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Chris Lalonde, Trustee of the Land Trust Agreement dated Oct. 9th 2015 3511 Stokesmont Rd. Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 11 0 109 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne C. Ford**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Lalonde, Trustee of the Land Trust Agreement dated October 9th, 2015** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3511 Stokesmont Rd., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

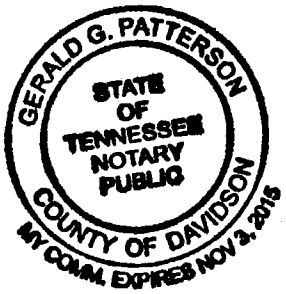
IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2015.

Anne C. Ford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anne C. 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Anne Ford Subdivision, as of record in Instrument No. 20060822-0103499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Anne C. Ford, unmarried by deed dated October 17, 1985 from Fairfax Development Company of record in Book 6686, page 606, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Fredric W. Stephenson dated May 4, 2006 of record in Instrument No. 20060509-0054525.

This conveyance is made subject to:

1. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
2. All matters appearing on the Plan of record as Instrument No. 20060822-0103499, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

