BILL GARRETT, Davidson County
Trans:T20160013415 DEEDWARR
Recvd: 02/18/16 10:21 3 pgs
Fees:18.00 Taxes:610.50

20160218-0015379

SolmonParks File No. 315283

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2016.

Notary Public

My commission expires: 1-18-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Pace Real Estate, LLC	Pace Real Estate, LLC. ATTN: Nick Sulaiman	182-06-0A-340.00-CO
1819 Peachtree Road, Suite 450	1819 Peachtree Road, Suite 450	
Atlanta, GA 30309	Atlanta, GA 30309	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles E Ford, III and Kathleen F. Mascari and Mark B. Ford and Margaret L. Griggs

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Pace Real Estate, LLC, a Delaware limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Final Plat of Old Hickory Hills, Phase Three, Section Two of record in Plat at Instrument No. 20070516-0058484, 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 Paul J. Ford, a single person, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20070926-0114704 in the Register's Office for Davidson County, Tennessee, dated August 27, 2007 and recorded on September 26, 2007; the said Paul J. Ford having since died intestate on January 3, 2016, and survived by his siblings as his sole heirs at law, to wit: Charles E. Ford,

III, Kathleen F. Mascari, Mark B. Ford and Margaret L. Griggs. See Affidavit of Heirship recorded simultaneously herewith and prior to the recording of this Deed, Instrument # 20160218-0015378

This is improved property known as **8908 Ristau Court, Cane Ridge (aka Antioch), TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~16th~~ 12th day of February, 2016.

Charles E Ford III by Margaret L Griggs, attorney-in-fact
Charles E Ford, III by Margaret L Griggs
Attorney-In-Fact

Kathleen F. Mascari
Kathleen F. Mascari

Mark B. Ford
Mark B. Ford

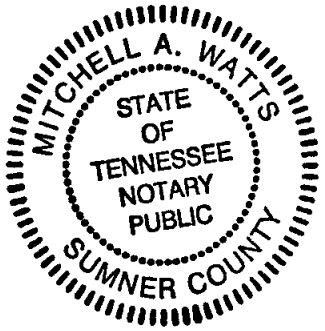
Margaret L Griggs
Margaret L. Griggs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public personally appeared **Margaret L Griggs** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **Charles E Ford, III** and being authorized to do so, did execute this instrument on his behalf by virtue of power of attorney.

Witness my hand and official seal this ~~16th~~ 12th day of February, 2016. MKW

Notary Public
My Commission Expires: 8.21.17

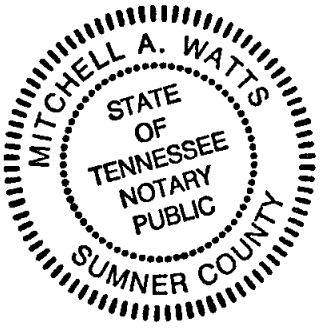


STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Kathleen F. Mascari, Mark B. Ford, and Margaret L. Griggs,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~16th~~ 12th day of February, 2016. MKW

Notary Public
My Commission Expires: 8.21.17



SolomonParks File No. 315283