Davidson County	DEEDWARR
Recvd: 03/28/16 10:07	3 pgs
Fees:18.00 Taxes:555.00	
20160328-0028452	

WARRANTY DEED

ELAINE K EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020
(AFFIX SEAL)

Y-KW-15-0719-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vance Crawford and Mikinzi McDaniel	SunTrust Mortgage	
(NAME)	(NAME)	**149-09-0-037.00**
719 Bowfield Court	1001 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DERRIA L. FORD AND HUSBAND, CALVIN GLOVER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Mikinzi T. McDaniel, unmarried and Vance D. Crawford, unmarried, as tenants in common with right of survivorship,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Debra Heights, Section Three of record in Plat Book 4175, Page 6, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 95 feet on the southeasterly margin of Bowfield Court and runs back 149.57 feet on the northeasterly line and 143 feet on the southwesterly line to a dead line, measuring 54.61 feet thereon.

Being the same property conveyed to Derry M. Ford and wife, Helen S. Ford by Warranty Deed from Steven E. Rowlet and wife Jill Rowlett, of record in Book 6746, Page 100, in the Register's Office for Davidson County, Tennessee. The said Helen S. Ford having since died August 15, 2005, leaving the said Derry M. Ford tenant by the entirety. The said Derry M. Ford having since died intestate June 8, 2011, leaving Derria L. Ford, Cory A. Ford and Mario M. Ford as his heirs at law as evidenced in Case No. 11P1042 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and as evidenced in the Affidavits of Heirship being recorded simultaneously herewith. Further being the same property conveyed to Derria L. Ford by Administratrix's Quitclaim deed from Derria L. Ford, Administratrix for the Estate of her father, Derry Martiese Ford of record in Instrument No. 20111220-0099385 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Derria L. Ford by Quitclaim Deed from Mario M. Ford, of record in Instrument No. 20160311-0023433, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Derria L. Ford by Quitclaim Deed from Cory A. Ford, of record in Instrument No. 20160311-0023434, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4206, Page 805, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 Bowfield Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the ____ DAY OF MARCH, 2016.

Derria L. Ford

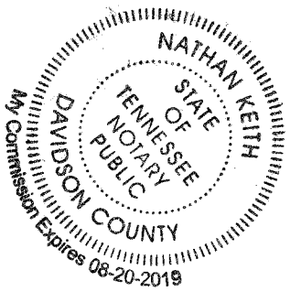
Calvin Glover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRIA L. FORD and Calvin Glover, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2016

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).