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BILL GARRETT, Davidson County
Trans:T20160050025 DEEDWARR
Recvd: 06/13/16 15:58 2 pgs
Fees:13.00 Taxes:604.95
20160613-0059873

WARRANTY DEED

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Theresa J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin C. Fordham and Beverly S. Fordham and Abigail S. Fordham	Benjamin C. Fordham and Beverly S. Fordham and Abigail S. Fordham	129150A01700CO
(NAME)	(NAME)	
21 Vaughn's Gap Rd., Apartment 17	21 Vaughn's Gap Rd., Apartment 17	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeanine Renee Grotheer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin C. Fordham and Beverly S. Fordham, husband and wife and Abigail S. Fordham, unmarried as tenants in common with rights of survivorship ,** hereinafter called the GRANTEES, their heirs 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. 17 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, el seq., as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 7901, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jeannine Renee Grotheer by deed dated August 14, 2014 from Joseph G. Arsenault, unmarried of record in Instrument No. 20140819-0075000, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Joseph G. Arsenault, unmarried by deed dated July 22, 2011 and recorded in Instrument No. 20110725-0056727, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 21 Vaughn's Gap Rd., Apartment 17, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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/our hands this 8 day of June, 2016.

Jeanine Renee Grotheer

State of GEORGIA
County of Effingham

Personally appeared before me Jeanine Renee Grotheer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of June, 2016

Notary Public
My Commission Expires: 2/24/18

File No.: 16-Fordham

Donna H Rogers
NOTARY PUBLIC
Effingham County, GEORGIA
My Commission Expires February 24, 2018