BILL GARRETT, Davidson County
Trans:T20160079739 DEEDWARR
Recvd: 09/12/16 14:01 2 pgs
Fees:13.00 Taxes:3.70
20160912-0095717

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
BENJAMIN DUBOSE 1615 21st Avenue North Nashville, TN 37208	New Owner	081-11-0-136.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William L. Ford, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **BENJAMIN DUBOSE,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the map of S.A. Champion s Subdivision of certain lots in the Harding Plan, as of record in Book 161, page 132, Register s Office for said County.

Said Lot No. 42 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street and runs back between parallel lines 154.7 feet, more or less, to an alley.

Being the same property conveyed to BRENDA FUQUA, by deed from ITT FINANCIAL SERVICES, of record in Book 9438, page 716, dated August 15, 1994, said Register's Office. Being further conveyed to MAXINE FORD, UNMARRIED, by Quitclaim Deed from BRENDA FUQUA, UNMARRIED, of record in Instrument No. 20010530-0055819, dated May 29, 2001, said Register's Office. The said Maxine Ford having since died intestate on or about June 22, 2008, leaving her only Heir at Law William L. Ford said property. For further reference see Affidavit of Heirship of record in Instrument No. 20160912-0095716 said Register's Office.

This property is improved property known as **1615 21st Avenue North, Nashville, TN, 37208.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Book 161, page 132, said Register's Office.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 8th day of September, 2016.

William L. Ford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William L. Ford** 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.

Witness my hand and official seal at this the 8th day of September, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016084735