WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090918 DEEDWARR
Recvd: 10/14/16 14:25 2 pgs
Fees:13.00 Taxes:695.60

20161014-0109025

File No.: ALW-16-2209

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/16/19

(AFFIX SEAL)

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-16-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Lasher and Sandra Lasher	Franklin American Mortgage Company	064-16-0D-135.00 CO
(NAME)	(NAME)	
2209 Crescent Valley Lane	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **THE ESTATE OF JOSEPH WARREN FORD**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **STEVEN LASHER AND SANDRA LASHER**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 293, on the Plan of Section Three, Truxton Park, of record in Instrument 20011024-0116272, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Tammie Renee Wilcox Smith and Ronald Rapell Smith, wife and husband to Joseph W. Ford, an unmarried man, as recorded on the 29th day of May, 2007 in Instrument No. 20070529-0063149 and Petition for Administration of Estate and Granting of Letters of Administration in Probate Docket #16P-752 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2209 Crescent Valley Lane, Hermitage, TN 37076
(House Number) (Street) (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 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 11th day of October, 2016.

The Estate of Joseph Warren Ford

Administrator for

BY: CHRISTOPHER J. FORD, ADMINISTRATOR

BRADLEY P. FORD, HEIR

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of October, 2016, before me personally appeared CHRISTOPHER J. FORD, ADMINISTRATOR of the The Estate of Joseph Warren Ford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th day of October, 2016.

Notary Public
My Commission Expires:

WHITNEY HOSKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY P. FORD, HEIR, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of October, 2016.

Notary Public
My Commission Expires:

WHITNEY HOSKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171