BILL GARRETT, Davidson County
Trans:T20170001506 DEEDWARRSP
Recvd: 01/06/17 10:44 2 pgs
Fees:13.00 Taxes:7708.50
20170106-0001723

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,083,379.00**

Affiant

Subscribed and sworn to before me, this 5th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF GEORGETTE R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Balser	NEW OWNER	104-09-0
(NAME)	(NAME)	(MAP)
3657 Richland Avenue		280.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MIKE FORD CUSTOM BUILDERS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Jeffrey Balser and Melinda S. Balser, husband and wife, hereinafter called the Grantee, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Major Subdivision, Welch Property Subdivision of record in Plat at Instrument No. 20151014-0104355, 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 a portion of the same property conveyed to Mike Ford Custom Builders, LLC, A Tennessee limited liability company by Quitclaim Deed from Welch College, a Tennessee non-profit corporation of record in Instrument No. 20150619-0059101 Register's Office for Davidson County, Tennessee; and being a portion of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Quitclaim Deed from Welch College, a Tennessee non-profit corporation of record in Instrument No. 20150619-0059102 Register's Office for Davidson County, Tennessee, and further being a portion of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Quitclaim Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20150731-0076013 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Williamson County, Tennessee, to which reference is hereby made.

This is improved property known as: 3657 Richland Avenue, Nashville, Tennessee 37205

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 5th day of January, 2017.

MIKE FORD CUSTOM BUILDERS, LLC

By: Lorrie Ford Finley, Controller
Lorrie Ford Finley, Controller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorrie Ford Finley, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Controller of Mike Ford Custom Builders, LLC, the within named bargainor, a limited liability company, and that she as such Controller being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Lorrie Ford Finley, as such Controller.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 5th day of January, 2017.

Georgette R Kennedy
Notary Public

My commission expires 05-07-17

