BILL GARRETT, Davidson County
Trans:T20170045921 DEEDWARR
Recvd: 05/31/17 09:50 2 pgs
Fees:13.00 Taxes:984.20
20170531-0053816

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 25 day of May, 2017 by and between Justin D. Ford and Allessandra A. Ford, husband and wife,, hereinafter referred to as GRANTOR, and Charles Keith Tenpenny and Debbie M. Tenpenny, husband and wife,, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Hidden Creek, Phase 4, Section 1, of record in Instrument No. 20050714-0081682, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Justin D. Ford and Allessandra A. Ford, husband and wife, by Warranty Deed, from Anthony L. Hicks and Mendy A. Hicks, husband and wife, dated May 5, 2015, recorded May 8, 2015, of record in Instrument No. 20150508-0042045, Register's Office for Davidson County, Tennessee.

This is [xx ]improved [ ]unimproved property known as: 3932 Stephens Ridge Way, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY ~~HAND~~ on the day and year first above written.

Justin D. Ford

Allessandra A. Ford

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Justin D. Ford and Allessandra A. Ford, husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22 day of May, 2017.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Charles Keith Tenpenny and Debbie M. Tenpenny
3932 Stephens Ridge Way,
Antioch, TN 37013

Send Tax Statements to:

New Owner

_____

Map & Parcel: 173 16 0 A 215.00 CO

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $266,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25 day of May, 2017.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

17-1-266