WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.3.17

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-17-2613

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Shane Ford	owner at property	
(NAME)	(NAME)	**095-12-0-138.00**
2613 Lakeland Drive	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 consideration, the receipt of which is hereby acknowledged, **SARAH SEWELL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN Shane FORD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Martinwood Heights, as of record in Book 2133, Page 63, Register's Office for said County.

Said Lot No. 5 fronts 129.0 feet on the Southerly margin of Lakeland Drive and extends back 197.1 feet on the Easterly side and 201.7 feet on the Westerly side to a line on the rear, measuring 36.0 feet thereon.

Being the same property conveyed to Sarah Sewell, an unmarried woman by Quitclaim deed from Jeremy Bruce and Sarah B. Bruce nka Sarah Sewell of record in Instrument No. 20150915-0093568 Register's Office for Davidson County, Tennessee, dated September 10, 2015 and recorded on September 15, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 63, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2153, Page 577, in the Register's Office for Davidson County, Tennessee. (should be expired)
- Water main of record in Book 2154, Page 583, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4365, Page 682, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement for Sanitary Sewers and for Storm Drainage to Metropolitan Government of Nashville and Davidson County of record in Book 5039, Page 81, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2613 Lakeland Drive , Nashville, Tennessee 37214.**

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; 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.

BILL GARRETT, Davidson County
Trans:T20170045980 DEEDWARR
Recvd: 05/31/17 10:46 2 pgs
Fees:13.00 Taxes:875.05

20170531-0053900

Witness my/our hand(s) this the 26th DAY OF MAY, 2017.

Sarah Sewell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH SEWELL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214