BILL GARRETT, Davidson County
Trans:T20170064935 DEEDWARR
Recvd: 07/28/17 11:24 2 pgs
Fees:13.00 Taxes:3848.00
20170728-0076673

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 9/20/2017
(AFFIX SEAL)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mitchell Designs LLC 3630 Richland Avenue Nashville, TN 37205	New Owner	104-09-0299.00

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, I/we, **Mike Ford Custom Builders, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mitchell Designs LLC, a Tennessee limited liability company,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat Resubdivision of Lot 6 Richland Hall, Lots 6, 7, 8, 9, 10, 11 & 12 of record in Plat at Instrument No. 20170718-0072022, 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, dated June 19, 2015 and recorded on June 19, 2015; 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, dated June 19, 2015 and recorded on June 19, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3609 Richland Avenue, Nashville, Tennessee 37205

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 GRANTEES 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 GRANTEES, 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 27th day of July, 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 be 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 Brentwood, Tennessee, on this the 27th day of July, 2017.

Notary Public

My Commission Expires: 1/6/17

James M. Wells
State of Tennessee Notary Public
Davidson County