Bill Garrett Davidson County
Batch# 2645 DEEDWARRSP
09/20/2017 12:25:03 PM 2 pgs
Fees: $13.00 Taxes: $6,225.66
20170920-0096427

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,682,610.00

Kristen Olmark
Affiant

Subscribed and sworn to before me, this 19th day of September, 2017

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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 NUMBERS:
Sean A. Baker, Trustee 25000 Mureau Road Calabasas, CA 91302	New Owner	104-09-0281.00

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 **Sean A. Baker and Dianna K. Baker, Trustees of the Baker Family Trust dated December 12, 2002 as Amended and Restated June 23, 2009 and September 26, 2011,** 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. 2 on the Plan of Final Plat, Richland Hall, Lots 2, 3, 4, 5 and 6, a Resubdivision of Lots 2 & 3, Welch Property, Sec I & of Lot 4 Richland Hall, Section II (formerly known as Welch Property, Section II) of record in Plat at Instrument No. 20160824-0088374, 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 Special Warranty deed from Welch College 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 of record in Instrument No. 20150619-0059102 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 Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20150731-0076013 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on July 31, 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: 3653 Richland Avenue, Nashville, Tennessee 37205

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 19th day of September, 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 19th day of September, 2017.

Lynn J Babcock
Notary Public

My Commission Expires: 1-4-21

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY