Bill Garrett Davidson County
Batch# 23315 DEEDWARR
11/07/2017 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $3,755.50
20171107-0114701

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30060-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
GMC, Inc. 535 Central Avenue Nashville, TN 37211	New Owners	11909029900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Thomas Ford and wife, Suzanne Ford** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **GMC, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Re-subdivision of Lot No. 2 on the Plan of Grandview Heights and Thompson & Rings Subdivision of Edenwold Park, of record in Book 6200, page 300, Register's Office for Davidson County, Tennessee, and more particularly described according to a Survey by Barry Greer & Associates, dated September 27, 1984, as follows:
>
> BEGINNING at an existing iron pin at the intersection of McClain Avenue and a 15' Alley being the Southeast corner of said lot; thence, North 86°58'47" West, 157.89' to an iron pin; thence, North 89°18'00" West, 5.98' to an existing concrete monument; thence, North 00°41'00" East, 127.37'; thence, South 89°43'23" East 156.84' to an iron pin in the westerly margin of said alley; thence, with said alley South 00°09'36" East 134.97' to the point of BEGINNING.
>
> TOGETHER with the Access Easement recorded in Book 6548, Page 649, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Thomas Ford and wife, Suzanne Ford, by Deed dated July 16, 2010 from Bernard N. Muller, III, married, of record in Instrument No. 20100719-0056065, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 6 day of November, 2017.

Thomas Ford

Suzanne Ford

Suzanne Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Ford and wife, Suzanne Ford, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6 day of November, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,015,000.00.

Affiant

Subscribed and sworn to before me this
6 day of November, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 11909029900.

2. All Matters as shown on the Plan of record in Plat Book 6200, Page 300, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of Grant of Access Easement, of record in Book 6548, Page 649, said Register's Office.

4. Terms and conditions of Agreement to Maintain Access Easement, of record in Book 6548, Page 654, said Register's Office.

5. All Matters as shown on the ALTA/ACSM Land Title Survey of 535 Central Avenue by Delle Land Surveying, Steven D. Delle R.L.S. #1710 dated September 11, 2017, and certified on November 2, 2017 as Job # 17802 including, without limitation, the disclosure that a portion of the structure and fence located at the subject property encroaches upon the property which adjoins to the North.

6. Judgment against GMC, Inc. d/b/a Granite & Marble Co. of Tennessee in favor of Publishing & Marketing Solutions, Inc. for $1,600.00 plus interest and cost of suit, of record in Instrument 20090209-0010823, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019