Bill Garrett Davidson County
Batch# 40487 DEEDWARR
12/21/2017 12:45:29 PM 2 pgs
Fees: $13.00 Taxes: $6,602.06
20171221-0130091

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,784,340.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 03-03-20
(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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:
John A. Leonard 3641 Richland Avenue Nashville, TN 37205	New Owners	104-09-0287.00

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 John Leonard and Cynthia Cicon, husband and wife, 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. 4 on the Plan of Re-subdivision of Lots 2 & 3 Welch Property, Section 1 & of Lot 4 Richland Hall, Sect 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, a Tennessee Non-Profit Corporation of record in Instrument No. 20150619-0059101 Register's Office for Davidson County, Tennessee. 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.; and further

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.

Being also known as 3641 Richland Avenue Nashville, TN 37205.

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: 3641 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 20th day of December, 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 20th day of December, 2017.

Sherron P. Hatch
Notary Public

My Commission Expires: 3/23/20

SHERRON P. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY