Bill Garrett Davidson County
Batch# 60374 DEEDWARRSP
02/20/2018 01:40:58 PM 2 pgs
Fees: $13.00 Taxes: $5,168.29

20180220-0016003

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,396,835.00**

Alexis M. Cantrell
Affiant

Subscribed and sworn to before me, this 15th day of February, 2018.

Georgette R Kennedy
Notary Public

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

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
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:
Jeff R. Kirby 3610 D West End Avenue Nashville, TN 37205	NEW OWNER	104-09-0W101.00-CO

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 **Jeff R. Kirby and Bonnie L. Kirby, 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. 101 on the Plan of Major Subdivision, Richland Hall, Section II of record in Plat at Instrument No. 20160621-0062851, 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.

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: 3610 D West End 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 hand this 15th day of February, 2018.

Mike Ford Custom Builders, LLC

By: Keli Jackson Ford VP Sales & Mkt
Keli Jackson Ford,
VP of Sales and Marketing

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Keli Jackson Ford, with whom I am personally acquainted and who upon her oath acknowledged herself to be the VP of Sales and Marketing of Mike Ford Custom Builders, LLC, the within named bargainor, a limited liability company, and that she as such VP of Sales and Marketing 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 Keli Jackson Ford, as such VP of Sales and Marketing.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of February, 2018.

Donna J. VanderMeer
Notary Public

My Commission Expires: 5-6-19

DONNA J. VANDERMEER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY