Bill Garrett Davidson County
Batch# 111348 DEEDWARRSP
07/02/2018 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $6,909.11
20180702-0063728

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,867,327.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2018 Notary Public MY COMMISSION EXPIRES: 5.25.20 (AFFIX SEAL)

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE 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 NUMBERS:
George Sewell Allen 3613 Richland Avenue Nashville, TN 37205	NEW OWNER	104-09-0300.00

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 **George Sewell Allen and Shannon Hersey Allen, 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. 11 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 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, 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: 3613 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 28th day of June, 2018.

Mike Ford Custom Builders, LLC

By: Keli Jackson Ford VP Sales & MKT
Keli Jackson Ford, Vice President 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 Vice President of Sales and Marketing of Mike Ford Custom Builders, LLC, the within named bargainor, a limited liability company, and that she as such Vice President of Sales and Marketing being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Keli Jackson Ford, as such Vice President of Sales and Marketing.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of June, 2018.

Lynn J. Babcock
Notary Public

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1-4-21

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

