Bill Garrett Davidson County
Batch# 135191 DEEDWARRSP
08/30/2018 11:29:38 AM 2 pgs
Fees: $13.00 Taxes: $3,775.21
20180830-0086070

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,325.00.

Sherry Hatch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2018.

Dwight R Kennedy
Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DWIGHT R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Gingrich and Martha Gingrich, husband and wife 3616 B West End Avenue Nashville, TN 37205	James Gingrich and Martha Gingrich, husband and wife	104-09-0-W11-70-0C0

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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 **James Gingrich and Martha Gingrich, 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 lying in the Davidson County, Tennessee, being Lot No. 117 on the Final Plat of Richland Hall, Section II, formerly known as Welch Property Subdivision, Section II, of record in Plat 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 part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 06/19/2015 from Welch College, a Tennessee non-profit Corporation of record in Instrument 201506190059102, Register's Office for Davidson County, Tennessee.

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 ☐ improved ☒ property know as: 3616 B West End Avenue, Nashville, TN 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 the 29th day of August, 2018.

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, this the 29th of August, 2018.

Notary Public

AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires:

(SEAL) 10-12-2020