NEW OWNER:
JOHN L. FORD, III
728 BLUE BRICK PLACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

New owner

Map & Parcel
064120A72800

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1467

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 157631 DEEDWARR
11/08/2018 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20181108-0110702

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL JOSEPH MONAHAN and wife, CAROL P. MONAHAN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN L. FORD, III and SANDRA H. FORD, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit No. 728 of Fox Run Condominiums, Second Revision- Part of Sec. 2 and First Revision- Part of Sec. 1, as shown on the plat of the same of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MICHAEL JOSEPH MONAHAN and wife, CAROL P. MONAHAN by Warranty Deed from Mary R. Dyer, Trustee of the Mary R. Dyer Caring Trust dated the 17th day of December, 1997, dated October 22, 2015, and of record in Instrument No. 20151029-0110247, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 728 BLUE BRICK PLACE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 118, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of October, 2018.

MICHAEL JOSEPH MONAHAN

CAROL P. MONAHAN

By: AIF
Michael J. Monahan, pursuant to Power of Attorney of Record in Book 201811080110701 RODC, Tennessee.

STATE OF NORTH CAROLINA

COUNTY OF Brunswick

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL JOSEPH MONAHAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2018.

NOTARY PUBLIC

My commission expires: 9/14/22

CATHERINE S. SKIPPER NOTARY PUBLIC BRUNSWICK COUNTY, NC My Commission Expires 09-14-22

STATE OF NORTH CAROLINA

COUNTY OF Brunswick

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MICHAEL J. MONAHAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **CAROL P. MONAHAN** the within-named bargainors, as the free act and deed of the said **CAROL P. MONAHAN.**

WITNESS my hand and official seal at office this 29 day of October, 2018.

Catherine S. Skipper
NOTARY PUBLIC

My commission expires: 9/14/22

CATHERINE S. SKIPPER NOTARY PUBLIC BRUNSWICK COUNTY, NC My Commission Expires 09-14-22

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The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of October, 2018.

Mah Brown
NOTARY PUBLIC

My commission expires: 5/25/22

MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY