Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1220

Karen Y Johnson Davidson County
Batch# 171645 **DEEDWARR**
12/07/2018 03:15:44 PM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20181207-0119678

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2018

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Ford and Shelly Foster-Ford 2523 Baker Road Goodlettsville, TN 37072	Main Street Bank 31780 Telegraph Road Bingham Farms, MI 48025	006-00-0-147.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dorothy Schott

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Ford and Shelly Foster-Ford, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Tract 4 of a portion of the Glen Rager Property as of record in Deed Book 5199, Page 304, Register's Office of Davidson County, Tennessee and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., dated September 26, 1996 as follows:

BEGINNING at a P.K. nail in the centerline of a 50-Foot Ingress-Egress easement marking the southwest corner of the Robert L. Walker property as of record in Deed Book 6285, Page 138, Register's Office for Davidson County, Tennessee and the southeast corner of this described tract; thence, with said centerline of said 50-foot Ingress-Egress Easement, South 74 degrees 26 minutes 42 seconds West 327.88 feet to a P.K. nail; thence, leaving said centerline with the common line of Tract No. 3 and of this described tract, North 43 degrees 56 minutes 01 seconds West 554.00 feet to an iron rod; thence North 21 degrees 25 minutes 31 seconds West 500.00 feet to an iron rod; thence, with the northerly line of this descried tract, North 32 degrees 00 minutes 00 seconds East 813.59 feet to an iron rod in the line of Michael W. Fulton Property as of record in Deed Book 6595, Page 623, Register's Office for Davidson County, Tennessee; thence, with the common line of said Fulton and aforesaid Walker Property and of this described tract; South 5 degrees 34 minutes 40 seconds West 1,135.34 feet to an iron pin; thence, South 59 degrees 05 minutes 43 seconds East 655.12 feet to the point of beginning, containing 8.04 acres more or less.

BEING the same property conveyed to Douglas Schott and wife, Dorothy Schott, by Warranty Deed from Anthony Heath and wife, Glenda Heath, dated 3/31/09 and recorded

4/1/09 in Instrument No. 20090401-0029247, in the Register's Office of Davidson County, Tennessee.

The said Douglas Schott having since died on August 26, 2018, thereby vesting subject property in Dorothy Schott as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2523 Baker Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of December, 2018.

Dorothy Schott

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy Schott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of December, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

