STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$610,000.00** (Six Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 12th 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 (NOTARY SEAL)

Karen Y Johnson Davidson County
Batch# 173582 **DEEDWARR**
12/13/2018 09:43:02 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20181213-0121266

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brock A. Harris 1468 Tyne Blvd. Nashville, TN 37215	Citizens Bank, N.A. 6100 Tower Circle, Suite 600 Franklin, TN 37067	14502006400

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, **MICHAEL FORD AND SPOUSE, SHELLY FOSTER-FORD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BROCK A. HARRIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No 2-A, a re-subdivision of Lots 2 and 3 of the Resubdivision of Lot 29, Section Seven, Tyne Crest, of record in Book 5210, Page 340, as amended in Book 5800, Page 380, as amended in Book 6250, Page 119, all in the Register's Office for Davidson County, Tennessee, to which plan and record thereof is herein made for a more detailed and complete description.

Being the same property conveyed to Michael Ford and spouse, Shelly Foster-Ford by deed from David A. King, single, of record in Instrument No. 20130523-0052252, dated May 17, 2013 and record May 23, 2013, Register's Office for Davidson County, Tennessee.

Being also known as 1468 Tyne Blvd., Nashville, Tennessee 37215.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1468 TYNE BLVD.** **NASHVILLE, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2018115077

WITNESS, this 12th day of December, 2018

Michael Ford

Shelly Foster-Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of December, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael Ford and Shelly Foster-Ford** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of December, 2018.

Notary Public

Commission Expires:

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