Karen Y Johnson Davidson County
Batch# 179366 DEEDWARR
12/31/2018 04:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20181231-0126656

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31125-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
617 Berry Road, LLC 808 Broadway, Second Floor Nashville, TN 37203	New Owner	11803002300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Stephen Ray Ford (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto 617 Berry Road, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, and being part of Lot No. 17 on the Plan of Berrywood Subdivision, Section 2, as of record at Book 3106, Page 14, Register's Office for said County, and being all of Lot No. 17 less that rear part of said lot conveyed to the State of Tennessee by Order, of record at Book 4489, Page 755, said Register's Office, and being 1,425 square feet, more or less, from the rear of said lot, all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING all of the same property conveyed to Steve R. Ford by Deed dated May 24, 1994 from James A. Spurlock, as surviving tenant by the entirety, unmarried, of record in Book 9357, Page 551, said Register's Office. Stephen Ray Ford and Anna Teresa Dahlinger Ford were divorced in Final Decree dated November 7, 2005, of record in Docket No. 31002, Chancery Court for Williamson County, Tennessee. The said property was further conveyed to Stephen Ray Ford by Quitclaim Deed dated November 30, 2005 from Anna Teresa Dahlinger (Ford), of record in Instrument No. 20060315-0029559, said Register's Office.

Steve R. Ford being one and the same person as Stephen Ray Ford.

THIS is improved property known as 617 Berry Road, Nashville, TN 37211.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of December, 2018.

Stephen Ray Ford

Stephen Ray Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Ray Ford, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31st day of December, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me this
31st day of December, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

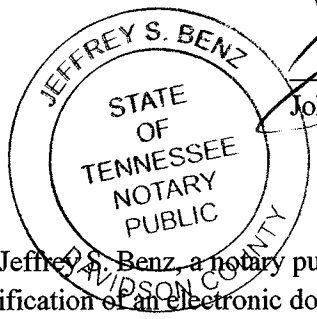
1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 11803002300.

2. All Matters as shown on the Plan, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20071206-0141323, said Register's Office.

3. Restrictive Covenants contained in instrument, of record in Book 3219, Page 13, said Register's Office.

4. All Matters as shown on the ALTA/NSPS Land Title Survey of 617 Berry Road by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048, dated November 15, 2018, Revised December 10, 2018, as Job # 18209 EKS.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019