Karen Johnson Davidson County
Batch# 207208 DEEDWARR
03/19/2019 08:36:17 AM 2 pgs
Fees: $13.00 Taxes: $7,009.79
20190319-0024674

WARRANTY DEED J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,894,539.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Paul Guthrie and Tracey Elizabeth George 3612 Richland Avenue Nashville, TN 37205	NEW OWNER	104-09-0-291.00

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 Christopher Paul Guthrie, unmarried, and Tracey Elizabeth George, unmarried, as joint tentants with rights of survivorship, 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 in Davidson County, Tennessee, being Lot No. 16 on the Final Plat of Richland Hall, Lots 15, 16, and 17 of record at Instrument No. 20171004-0102058, 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 Warranty Deed dated 06/19/2015 from Welch College, a Tennessee Non-Profit Corporation of record in Instrument 201506190059101, Register's Office for Davidson County, Tennessee.

AND

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: 3612 Richland Avenue, Nashville, TN 37205

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th day of March, 2019.

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 Homes, 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 by signing the name of the limited liability company by the said Lorrie Ford Finley as such Controller.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of March, 2019.

Notary Public

My Commission Expires: 11/17/21

