Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1142

Karen Johnson Davidson County
Batch# 226957 DEEDWARR
05/08/2019 08:59:12 AM 2 pgs
Fees: $13.00 Taxes: $4,125.50

20190508-0042964

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten 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 **James C. Gay and wife, Elizabeth P. Pierce**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John H. Ford, Jr. and Leslie M. Ford, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Two Tracts of Land in Davidson County, Tennessee, described as follows:

Tract I: Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 27 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said part of Lot No. 27 fronts 100 feet on the easterly side of Sneed Road and runs back between parallel lines 300 feet to a dead line.

Tract II: Land in Davidson County, Tennessee, being 109 square feet of the northerly one-half of Lot No. 27 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County, more particularly described as follows in a survey by George W. Watkins, dated January 5, 1973.

Beginning at an iron pin in the northerly boundary of Addie Burton Wharton's property as of record in Deed Book 1730, page 327, Register's Office for said County said point being 110 feet easterly from the east margin of Sneed Road; thence, north 89° 09' east, 40 feet to an iron pin; thence, south 58° 15' east, 10 feet to an iron pin in the said Wharton's boundary line; thence, with said line north 85° 00' west, 48.5 feet to the point of beginning.

Being the same property conveyed to James C. Gay and wife, Elizabeth C. Pierce, by deed from Henry R. Hillenmeyer and wife, Sallie S. Hillenmeyer, dated February 24, 1989, of record in Book 7782, page 703, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4214 Sneed Road, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of May, 2019.

James C. Gay

Elizabeth P. Pierce

State of Tennessee)
County of Davidson)

On this 3rd day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James C. Gay and Elizabeth P. Pierce, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

KE[illegible] A. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,115,000.00.

Affiant

Sworn and subscribed before me on this the 3rd day of May, 2019.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John H. Ford, Jr. 4214 Sneed Road Nashville, TN 37215	New Owner Baas Berry & Sims PLC Attn: Leslie Ford 150 3rd Ave S. #2800 Nashville, TN 37201	130-04-0-072.00