Karen Johnson Davidson County
Batch# 232443 DEEDWARRSP
05/21/2019 08:51:31 AM 2 pgs
Fees: $13.00 Taxes: $7,220.00
20190521-0047680

SPECIAL

WARRANTY DEED

WILLIAMSON COUNTY
KAYLA TABOR
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,951,294.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020
(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)
Teresa M. May and Anthony W. Gardner 3703 Richland Avenue Nashville, TN 37205	Teresa M. May and Anthony W. Gardner same	10409029300

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 Teresa M. May and Anthony W. Gardner, wife and husband, 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 all of Lot No. 13, on the Plan of Richland Hall, Lots 13 and 14, record in Instrument No. 201709180095172, said Register's Office, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Mike Ford Custom Builders LLC by Warranty Deed dated 06/19/2015 from Welch College 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 by Quit Claim Deed dated 06/19/2015 from Welch College 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: 3703 Richland Avenue, Nashville, TN 37205

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 17th day of May, 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 17th day of May, 2019.

Alexis M. Cantrell
Notary Public

My Commission Expires: 09/22/2021

Alexis M. Cantrell
State of Tennessee Notary Public
Williamson County
My Commission Expires September 22, 2021