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

39-B
File #19-1263

Karen Johnson Davidson County
Batch# 267498 DEEDWARR
08/06/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20190806-0078209

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 **Kelly Thompson and Sasha Thompson, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Lara E. Ford and Michael W. Ford, wife and husband,** 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:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" attached to Declaration of Covenants, Conditions and Restrictions for 5416 California Cottage, a Horizontal property Regime with Private Elements, which is a planned unit development, as shown on Instrument of record in Instrument No. 20150916-0093964, Register's Office for Davidson County, Tennessee and By-Laws of 5416 California Cottages Corporation, attached as Exhibit "D" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelly Thompson and Sasha Thompson, husband and wife by deed from Lone Oak, LLC, dated April 29, 2016, of record in Inst. No. 20160505-0044761, 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: 1502 55th Avenue North, Nashville, TN 37209.

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 31st day of July, 2019.

Kelly Thompson

Sasha Thompson

State of Illinois)
County of St. Clair)

On this 31st day of July, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kelly Thompson and Sasha Thompson, 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 Nichols L. Gallagher

My Commission Expires: 02 Jul 2023

NOTARY PUBLIC AUTHORIZED UNDER Title 10 U.S.C. § 1044a

Paralegal, United States Air Force
Notary Public, Title 10 U.S.C. 1044a
Office of the Staff Judge Advocate
375th Air Mobility Wing
Scott Air Force Base, Illinois

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 475,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of August, 2019.

Notary Public

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

My Commission Expires: 4-11-2020

NEW OWNER:
Lara Ford/Michael Ford
1502 55th Avenue North
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Citizens Bank NA
6100 Tower Circle, Ste 600
Franklin TN 37067

TAX MAP-PARCEL #:
092-02-4A-002.00

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

