Karen Johnson Davidson County
Batch# 273602 DEEDWARRSP
08/19/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $7,689.27
20190819-0083118

# 34954

## SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,078,180.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

**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) |
|---|---|---|
| Michael D. Sontag, Trustee<br>3629 Richland Avenue #7<br>Nashville, TN 37205 | NEW OWNER<br>3629 Richland Avenue #7<br>Nashville, TN 37205 | 104-09-0-296-00 |

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 **Michael D. Sontag, as Trustee of the Richland Avenue Trust u/a dated August 15, 2019 with full power to sell, mortgage, lease or convey without the joinder of any beneficiary,** 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. 7 on the Final Plat of Resubdivision of Lot 6, Richland Hall, Lots 6, 7, 8, 9, 10, 11, and 12 of record at Instrument No. 20170718-0072022, 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 Quitclaim Deed from Welch College, a Tennessee non-profit corporation, dated 06/19/2015, 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 known as: 3629 Richland Avenue #7, 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 hand this the 19th day of August, 2019.

Mike Ford Custom Builders, LLC

BY: Lorrie Ford Finley, Controller
Lorrie Ford Finley, Controller

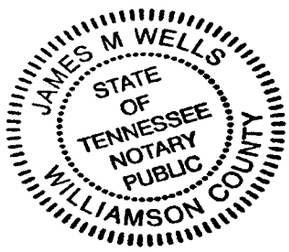
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 19th day of August, 2019.

Notary Public

My Commission Expires: 11/17/21



## True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: _____
Notary Seal:

