Karen Johnson Davidson County
Batch# 321646 DEEDWARRSP
11/27/2019 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $7,659.83
20191127-0122836

#34996

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,070,224.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

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)
Nathaniel Jordan Greene, Sr. 3530 Richland Avenue Nashville, TN 37205	New Owner 3530 Richland Ave. Nashville, TN 37205	104-09-0-093.00

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 **Nathaniel J. Greene, a married man**, 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. 113 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for said County and as shown on the Unrecorded Plan.

COMMENCING at an iron rod (new) in the easterly R/W of Bowling Avenue and Southerly R/W of Alley #1153, having a northing of 657,386.22 and an easting of 1,724,619.16 (NAD83); thence with the said alley North 65 degrees 25 minutes 04 seconds East, 201.04 feet to an iron rod (new) being the northwest corner and POINT OF BEGINNING of the property herein described, thence with the said alley North 65 degrees 25 minutes 04 seconds East, 48.62 feet to an iron rod (new) being the Northwest corner of said Kopra property; thence, leaving the said alley South 24 degrees 24 minutes 41 seconds East, 185.92 feet to an iron rod (new) in the Northerly R/W of Richland Avenue; thence with Richland Avenue around a curve to the right having a radius of 1647.67 feet, a central angle of 01 degrees 48 minutes 28 seconds, an arc length of 51.98 feet, and a chord bearing and distance of South 60 degrees 38 minutes 24 seconds West, 51.98 feet to an iron rod (new); thence leaving Richland Avenue North 23 degrees 27 minutes 26 seconds West, 190.28 feet to the point of beginning.

Being a part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Welch College, a Tennessee non-profit corporation, dated 06/19/2015, 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 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.

AND

Being the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, dated 06/04/2018, of record in Instrument 201806050053665, 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: 3530 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 hand this the 26th day of November, 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 Builders, 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 26th day of November, 2019.

Donna J. VanLeuvan
Notary Public

My Commission expires: 3-7-23

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

