SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,467,468.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

Karen Johnson Davidson County
Batch# 355508 **DEEDWARRSP**
02/10/2020 08:28:20 AM 2 pgs
Fees: $13.00 Taxes: $5,429.63
20200210-0014719

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)
Maria J. Pinchevsky and Carlos J. Pinchevsky, wife and husband 3606 A West End Avenue Nashville, TN 37205	Franklin Synergy Bank 722 Columba Avenue Franklin, Tennessee 37064	104 09 0W 11300

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 **Maria J. Pinchevsky and Carlos J. Pinchevsky, 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 Lot No. 113, on the plan of FINAL PLAT MAJOR SUBDIVISION RICHLAND HALL SECTION II FORMERLY KNOWN AS WELCH PROPERTY SUBDIVISION SECTION II, as shown on plat of record in Instrument 20160621-0062851, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Warranty Deed dated 06/19/2015, from Welch College, a Tennessee non profit corporation, of record in Instrument 201506190059101, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Quitclaim Deed dated 06/19/2015, from Welch College, a Tennessee non profit corporation, 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: 3606 A West End 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 7th day of February, 2020.

Mike Ford Custom Builders, LLC

BY: Keli Jackson Ford Vice President of Sales & Mktg

Keli Jackson Ford, Vice President of
Sales and Marketing

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Keli Jackson Ford, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of Sales and Marketing of Mike Ford Custom Homes, LLC, the within named bargainor, a limited liability company, and that she as such Vice President of Sales and Marketing 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 Keli Jackson Ford as such Vice President of Sales and Marketing.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of February, 2020.

Lynn J Babcock

Notary Public

My Commission Expires: 1-4-21

LYNN J BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY