Karen Johnson Davidson County
Batch# 380141 DEEDWARRSP
03/31/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,552.89
20200331-0034706

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,500,000.00~~ 1,500,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine Grace Ford	New Owner	13104015500
(NAME)	(NAME)	
1101 Woodvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Old South Construction of TN, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brent A. Ford and Katherine Grace Ford, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 and part of Lot No. 13, Block 20, on the plan of COLLEGE PARK, as shown on plat of record in Book 843, Page 29, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Said Lot No. 12 and part of Lot No. 13, of Block 20 adjoin and front together 90 feet on the southerly margin of Woodvale Drive and extend back between parallel lines 164 feet 6 inches, more or less, to a dead line.
Being the same property conveyed to Steven J. Thompson and spouse, Janice M. Thompson by Warranty Deed dated 07/28/1994, from Jeff Thompson Bailey and spouse, Virginia A. Bailey, of record in Book 9422, Page 813, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Old South Construction of TN, LLC, a Tennessee limited liability by Warranty Deed dated 04/16/2019 from Steven J. Thompson and spouse, Janice M. Thompson, of record in Instrument 20190417-0035206, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2020 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Book 843, Page 29, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1101 Woodvale Drive, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 28 day of March, 2020 .

Old South Construction of TN, LLC, a Tennessee Limited Liability Company

By: Lorraine J Cash
Lorriane J. Cash, as authorized agent
Authorized agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorraine J. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the authorized agent the within named bargainor, Old South Construction Of TN, a Tennessee Limited Liability Company, and that he/she as such authorized agent, 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 Lorraine J. Cash, as such authorized agent.

Witness my hand and Official seal this 28 day of March, 2020.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY