Name and Address of New Owner:
Allan Smith
PO Box 111361
Nashville, TN 37222

Send Tax Bills To:
Aubrey Hiam
PO Box 685
Goodlettsville, TN 37070-0685

Karen Johnson Davidson County
Batch# 387798 DEEDWARR
04/17/2020 02:51:30 PM 7 pgs
Fees: $38.00 Taxes: $943.50
20200417-0040708

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 061-07-0-191.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Hall Ford, Executor of Estate of Betty Holler Ford, James H. Ford, Daniel H. Ford, Sharon A. Gammon, Michael J. Ford, Nathan Ford, James Patrick Ford, Janice M. Jones, Richard A. Ford, and Thomas E. Ford, as devisees under the Last Will and Testament of Betty Holler Ford, as revised in the Codicil of Betty Holler Ford**, "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allan Smith,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19, Block A, on the Plan of Broadmoor, of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 19 fronts 60 feet on the northerly side of Maplewood Avenue and runs back 150 foot between parallel lines to a dead line in the rear.

Being the same property conveyed to Ben H. Ford and wife, Betty M. Ford by Warranty deed from Daniel H. Ford joined by his wife, Barbara M. Ford, of record in Book 8023, page 850, Register's Office for Davidson County, Tennessee, dated September 08, 1988 and recorded on January 11, 1990.

Being the same property conveyed to Betty M. Ford with a life estate to John Glen ford by Quitclaim deed from Betty M. Ford of record in Instrument No. 20051027-0129815, Register's Office for Davidson County, Tennessee, dated October 26, 2005 and recorded on October 27, 2005.

Being the same property conveyed to Betty M. Ford by Quitclaim deed from John Glen Ford, of record in Instrument No. 20140604-0048595 Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on June 04, 2014. The said Betty M. Ford having died testate October 4, 2019 and under The Last Will and Testament of Betty Holler Ford, as revised by the Codicil of Betty Holler Ford, the subject property was devised to James H. Ford, Daniel H. Ford, Sharon A. Gammon, Michael J. Ford, Nathan Ford, James Patrick Ford, Janice M. Jones, Richard A. Ford, and Thomas E. Ford. The Estate of Betty Holler Ford was adminstered in the Probate Court for Davidson County, Tennessee at Nashville in Docket No.19P2041.

Being improved property also known as 1019 Maplewood Place, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of April, 2020.

Estate of Betty Holler Ford

By: _____ (SEAL)
Daniel Hall Ford, Executor

_____ (SEAL)
Daniel H. Ford

_____ (SEAL)
Sharon A. Gammon

_____ (SEAL)
Janice M. Jones

_____ (SEAL)
Richard A. Ford

_____ (SEAL)
Thomas E. Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Hall Ford, Executor of Estate of Betty Holler Ford, Daniel H. Ford, Sharon A. Gammon, Janice M. Jones, Richard A. Ford, and Thomas E. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2020.

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

202004170040708

(SEAL)
James H. Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James H. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2020.



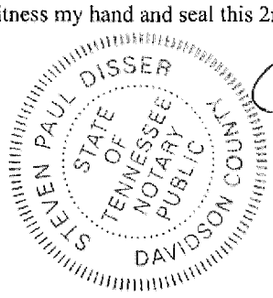
Notary Public
My commission expires: 3/8/21

(SEAL)
Nathan Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2020.



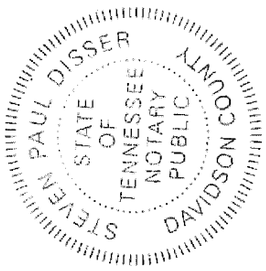
Notary Public
My commission expires: 3/8/21

Michael J. Ford (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael J. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2020.



Notary Public
My commission expires: 3/8/21

(SEAL)
James Patrick Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Patrick Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2020.

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of April, 2020.

Notary Public
My commission expires: 3/8/21

File No. 2020-681

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON