SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,262,798.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson
Batch# 439064
07/16/2020 11:31:22 AM
Fees: $13.00 Taxes: $4,672.35

Davidson County
DEEDWARRSP
2 pgs

20200716-0078031

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)
Phyllis Barone 3612 D West End Avenue Nashville, TN 37205	Phyllis Barone	104-09-0W-123.00

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 **Phyllis Barone**, 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. 123 on the Final Plat of Major Subdivision of Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record at Instrument No. 201606210062851, 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: 3612 D 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 15th day of July, 2020.

Mike Ford Custom Builders, LLC

BY: Chesney Ford, Agent

Chesney Ford, Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2020.

Notary Public

My Commission Expires: 03-08-21

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY