SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 467103 DEEDWARRSP
08/31/2020 12:01:29 PM 2 pgs
Fees: $13.00 Taxes: $8,183.59

20200831-0098512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,211,780.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-8-21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC M. CATHERINE CLEARWATERS DAVIDSON COUNTY

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)
Gerald G. Patterson, Trustee 3538 Richland Avenue Nashville, TN 37205	NEW OWNER	104-09-0-303.00

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 **Gerald G. Patterson, Trustee under the 3538 Richland Avenue Land Trust, established August 28, 2020**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 117, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are 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, 100.02 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, 50.51 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 302; THENCE LEAVING THE SAID ALLEY SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 192.93 FEET TO AN IRON ROD (NEW) IN THE

NORTHERLY R/W OF RICHLAND A VENUE; THENCE WITH RICHLAND A VENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 27 SECONDS, AN ARC LENGTH OF 50.54 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 11 MINUTES 00 SECONDS WEST, 50.54 FEET TO AN IRON ROD (NEW); THENCE LEAVING RICHLAND AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS WEST, 194.02 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.

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.

Being a part of 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: 3538 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 28th day of August, 2020.

Mike Ford Custom Builders, LLC

BY: Chesney Ford Agent
Chesney Ford, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Chesney Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Agent of Mike Ford Custom Builders, LLC , the within named bargainor, a limited liability company, and that she as such Agent being authorized to do so, 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, this the 28th of August, 2020.

Donna J. VanDermeer
Notary Public
My Commission Expires: 3-7-23

DONNA J. VANDERMEER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY