Karen Johnson Davidson County
Batch# 499395 DEEDWARR
10/20/2020 02:41:54 PM 2 pgs
Fees: $13.00 Taxes: $1,768.60
20201020-0122218

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-C-20-4821

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00.

Affiant

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

Briana Gage
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

07-NSH20-00361

Address of New Owner:	Send Tax Bills to:	Tax Information:
Justin Ploof and Leigh Anna Ploof, husband and wife 4821 Briarwood Drive Nashville, TN 37211	new owner	146-04-0- 157.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen F. Ford, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Justin Ploof and Leigh Anna Ploof, husband and wife**, hereinafter called the Grantees, their successors and 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. 567, on the plan of Section Fourteen, Caldwell Hall, as shown by plat of record in Book 3300, Page 77, 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 the same property conveyed to Stephen F. Ford, unmarried by deed from Richard A. Nesvig and wife, Jennifer Nesvig, dated June 19, 2013, recorded July 24, 2013, of record in Instrument No. 20130724-0076580, in the Register's Office for Davidson County, Tennessee.

Ashleigh W. Ford, spouse of Stephen F. Ford, joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4821 Briarwood Dr, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 15th day of October, 2020

Stephen F. Ford

Ashleigh W. Ford

STATE OF TENNESSEE

COUNTY OF Williamson

On this 15th day of October, 2020, before me personally appeared Stephen F. Ford and Ashleigh W. Ford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: Houston L. Lyle

Serial Number, if any: _____

My Commission Expires: 07/24/2023