SPECIAL

WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,613,802.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 554019 **DEEDWARRSP**
01/14/2021 09:53:17 AM 2 pgs
Fees: $13.00 Taxes: $5,971.07

20210114-0006356

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)
Robert A Crawford and Kristine N Crawford, Trustees of the Kristine N Crawford Revocable Trust Agreement dated July 7, 2017 3612 A West End Ave Nashville, TN 37205	New Owner	104090W126000

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 **Robert A Crawford and Kristine N Crawford, Trustees of the Kristine N Crawford Revocable Trust Agreement dated July 7, 2017**, 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. 126 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 part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Quitclaim Deed dated 06/19/2015, from Welch College, a Tennessee non profit corporation, of record in Instrument 201506190059102, Register's Office for Davidson County, Tennessee.

This is unimproved ☐ improved ☒ property known as: 3612 A West End Ave, 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 13th day of January, 2021.

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 aquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the Agent of Mike Ford Custom Builders, LLC , the within named bargainor, a limited liability company, and that he or 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 13th of January, 2021.

Notary Public
My Commission Expires: 10/3/21

