Karen Johnson Davidson County
Batch# 576215 **DEEDWARRSP**
02/24/2021 08:40:23 AM 2 pgs
Fees: $13.00 Taxes: $4,153.25
20210224-0022644

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/13/24
(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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)
Austen Drew Mason 3610 B West End Ave. Nashville, TN 37205	New Owner	104-09-0W-103.00

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 **Austen Drew Mason**, 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. 103, on the Final Plat of Major Subdivision, Richland Hall, Section II, formerly known as Welch Property Subdivision, Section II, as shown on plat of record in Instrument 20160621-0062851, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Warranty Deed dated 06/19/2015, from Welch Collage, a Tennessee non profit corporation, of record in Instrument 201506190059101, Register's Office for Davidson County, Tennessee.

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 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: 3610 B 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 19th day of February, 2021.

Mike Ford Custom Builders, LLC

BY: Sr. VP

Richard Arrendale
Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard Arrendale 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 Senior Vice President of Mike Ford Custom Builders, LLC , the within named bargainor, a limited liability company, and that he or she as such Senior Vice President 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 Richard Arrendale as such Senior Vice President.

Witness my hand and official seal, this the 19th of February, 2021.

Notary Public

My Commission Expires:

11.20.2024