(1)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,697,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 581485 **DEEDWARRSP**
03/02/2021 12:01:46 PM 2 pgs
Fees: $13.00 Taxes: $9,979.83

20210302-0026507

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)
Craig J. Andreen and Kathryn Andreen, husband and wife 3625 Richland Ave Nashville, TN 37205	New Owner	104-09-0-297.00

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 **Craig J. Andreen and Kathryn Andreen, husband and wife**, 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. 8 on the Final Plat of Resubdivision of Lot 6, Richland Hall, Lots 6, 7, 8, 9, 10, 11, and 12, as shown on plat of record in Instrument 20170718-0072022, 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 Warranty Deed dated 06/19/2015, from Welch College, a Tennessee non-profit corporation, of record in Instrument 201506019-0059101, 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 from Welch College, a Tennessee non-profit corporation, dated 06/19/2015 and recorded 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: 3625 Richland 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 1st day of March, 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 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 1st of March, 2021.

Alexis M Cantrell
Notary Public
My Commission Expires: 09/22/2021

