WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE TWENTY-THIRD OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES June 4, 2002.

(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Henry R. Allison, III, 116 Wilson Pike, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Scott		132-01-0-117.00
(NAME)	(NAME)	
4021 Outer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jerry D. Stilts, Executor for the Estate of Charles E. Ferguson

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christine Scott and husband, Duane Scott

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 51 on the Plan of Rolling Meadows Subdivision, as of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Ferguson and wife, Joan Ferguson by deed from Harold W. Armstrong and wife, Louise B. Armstrong, dated June 1, 1974 and filed for record in Book 4823, page 398, Register's Office for Davidson County, Tennessee. The said Joan Ferguson having since died, leaving the property vested in Charles E. Ferguson. Charles E. Ferguson having subsequently died with with a will, appointing Jerry D. Stilts as Executor.

unimproved ☐
This is improved ☒ property, known as 4021 Outer Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

06228944
IDENTIF. → REFERENCE
99 AUG 11 AM 9:00
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
4571 08/11 0101 03CHECK 651-10

Witness our hands this 23rd day of July, 1999.

Jerry D. Stilts, Executor for the Estate of Charles E. Ferguson

By: Jerry D Stilts Executor

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Jerry D. Stilts, Executor for the Estate of Charles E. Ferguson, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of July, 1999.

Commission expires: June 4, 2002

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Joseph K. Gregory Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0622894
IDENTIF. ↑ REFERENCE

99 AUG 11 AM 9:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11614 PAGE 770

CAMT
173000.00
CON TX 640.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 651.10
CHECK 651.10

08/11/99 01 08:58 0001 4571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502744