STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/07/03 11:04 2pgs
Fees:13.00 Taxes:832.50

20030707-0092932

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GLENN FERGUSON | NEW OWNER | 171-3B-89.00CO |
| (NAME) 641 Old Hickory Blvd. #129 | (NAME) | |
| (ADDRESS) Nashville, TN 37027 | (ADDRESS) | |
| (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,

**ANNE NICOLE DAVIS NOW KNOWN AS ANNE NICOLE FLINN AND HUSBAND, JASON FLINN,**

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

GLENN FERGUSON

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:

Situated in Davidson County, Tennessee, being Unit No. 81C, #129, on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne Nicole Davis by deed from Paul Williams by and through Vickie York, Attorney in Fact, and wife, Jennifer Williams by and through Vickie York, Attorney in Fact, and Roy N. Williams, by and through Vicki York, Attorney in Fact, and wife, Francis F. Williams, by and through Vicki York, Attorney in Fact of record in Book 11362, Page 19, Register's Office for Davidson County, TN.

Jason Flinn joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Anne Nicole Flinn.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 641 Old Hickory Blvd. #129, Nashville, TN 37027

(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.

Witness my/our hand(s) this 11th day of June, 2003.

Anne Nicole Flinn

Jason Flinn

STATE OF KENTUCKY

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Nicole Flinn and husband, Jason Flinn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Kentucky this 11th day of June, 2003.

Commission expires: 7/2/2006

Angela Hoffman
Notary Public

