Davidson County DEEDWARR
Recvd: 10/16/03 13:20 2pgs
Fees:13.00 Taxes:832.50

20031016-0153500

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 15th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: July 29, 2007.

(AFFIX SEAL)

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Carol Vaughn	Wells Fargo Home Mortgage, Inc.	171-3B-89CO
(NAME)	(NAME)	
641 Old Hickory Blvd. #129	P. O. Box 5708	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Springfield, OH 45501	
(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,

GLENN FERGUSON, UNMARRIED

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

CAROL VAUGHN, UNMARRIED

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

Land 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 Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn Ferguson by deed dated June 11, 2003 from Anne Nicole Davis now known as Anne Nicole Flinn and husband, Jason Flinn, of record in Instrument No. 20030707-0092932 and re-recorded in Instrument No. 20030818-0119567, Register's Office for Davidson County, Tennessee.

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, Brentwood, 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 15th day of October, 2003.

Glenn Ferguson by his attorney in fact Reba Ferguson

Reba Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Reba Ferguson, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Glenn Ferguson, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Glenn Ferguson. WITNESS my hand and Notarial Seal this 15th day of October, 2003.

Mandy R. Baird
Notary Public

My Commission Expires 7/29/07

