WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUDITH KAY ADKINS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/30/04 10:38 2pgs
Fees:13.00 Taxes:629.00

20040630-0077600

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Roper and Tracy Roper	Wells Fargo Bank, N.A.	147-09 53.00
(NAME)	(NAME)	
359 Barrywood Drive	P.O. Box 5708 (CPI #708)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, I, **JULIE F. MCMAHON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC ROPER AND WIFE, TRACY ROPER,** 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Resubdivision of Part of Crievewood, of record in Book 2330, page 90, Register's Office for said County.

Said Lot No. 85 fronts 105.1 feet on the southerly side of Barrywood Drive and extends back between lines 216.8 feet on the westerly side and 184.1 feet on the easterly side, to a dead line in the rear on which it measures 110.1 feet.

Being the same property conveyed to Reginald Newcomb Ferguson, Jr. and wife, Dorothy Averiett Ferguson, by deed from Claud Smith and wife, Billie Katherine Smith, of record in Book 2650, page 45, in the Register's Office for Davidson County, Tennessee. The said Dorothy Averiett Ferguson has since died with her interest passing to Reginald Newcomb Ferguson, Jr. by reason of their tenancy by the entirety. The said Reginald Newcomb Ferguson, Jr. has since died with his Will admitted to probate as the Last Will and Testament of Reginald N. Ferguson, of record in Will Volume 4587-846487, in the Seventh Circuit Court of Davidson County, Tennessee. Julie F. McMahon is the devisee of real property under the Will of Reginald N. Ferguson.

Tracy Frank McMahon, Jr., spouse of Julie F. McMahon, joins in this transaction to convey his marital interest to the property.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2330, page 90, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 359 Barrywood Drive, Nashville, TN 37211

(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 hand this 18th day of June, 2004.

Julie F. McMahon

Tracy Frank McMahon, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Julie F. McMahon and husband, Tracy Frank McMahon, Jr., with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2004.

Commission expires:



Notary Public