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WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$55,517.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH **DAY OF DECEMBER, 2006**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Fergueson	Same	**90-11-A-136CO**
(NAME)	(NAME)	
515 Basswood Drive 136		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Phyllis J. Sweat and Joseph B. Sweat, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Fergueson, a single person**, 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 Unit No. N136 on the plan of Rock Harbor Condominiums of record in Book 6153, Pages 463-466, Register's Office for said County, together with an undivided interest in all common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, and restated in Book 6162, Page 251 and by Amendments in Book 6896, Page 661 and Book 7369, Page 206, said Register's Office.

BEING the same property conveyed to Phyllis J. Sweat and Joseph B. Sweat by deed from Garnetta Hays of record in Instrument No. 20040804-0093500 dated July 9, 2004 and recorded August 4, 2004, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **515 Basswood Drive Unit 136, Nashville, TN 37209**

(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.

Davidson County DEEDWARR
Recvd: 12/14/06 08:33 2 pgs
Fees:13.00 Taxes:205.41
20061214-0154005

Witness **our hands** this **8th day of December, 2006.**

x Phyllis J. Sweat by Joseph Brandon Sweat
Attorney in Fact

Phyllis J. Sweat
By: Joseph B. Sweat, Attorney-in-Fact

Joseph B. Sweat

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Joseph B. Sweat**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Phyllis J. Sweat** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8th day of December, 2006.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally **Joseph B.** Sweat appeared with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8th day of December, 2006.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public