File No. 280300466

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/08 10:53 2 pgs
Fees:13.00 Taxes:872.83

20080407-0034838

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/1/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Pomerenke	First State Bank	Map 076-09-0A Parcel 021.00 CO
(NAME)	(NAME)	
312 Compass Point	2795 North Highland, Ste C	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Richard E. Ferguson unmarried and Claudia L Tucker, unmarried,** hereinafter called the grantorss, have bargained and sold, and by these presents do transfer and convey unto **Matthew C. Pomerenke and wife, Kellie L. Pomerenke,** 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 all of Lot No. 21, on the Final Plat Chandler Grove, as shown by plat appearing of record in Plat Book 7900, Page 796, as amended in Plat Book 7900, Page 802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard E. Ferguson unmarried and Claudia L Tucker, unmarried by Warranty Deed dated February 14, 2005 from Tony Alebeson and wife Sarah Alebeson, and filed of record in Instrument No. 20050225-0020954, Register's Office for Davidson County, Tennessee.

This property is subject to: 2008 Real Property taxes and every year thereafter; Restrictive Covenants filed of record in Book 9840, Page 4, said Register's Office; By-Laws filed of record in Book 9840, Page 16, said Register's Office; Easement to Southern Bell Telephone and Telegraph Company, filed of record in Book 1104, Page 400, said Register's Office; Subject to any and all matters on plan of record filed in Plat Book 7900, Page 796, as amended in Plat Book 7900, Page 802; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 312 Compass Point, Hermitage, TN 37076
(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 our hands this 31st day of March, 2008.

Richard E. Ferguson

Claudia L Tucker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard E. Ferguson and Claudia L. Tucker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of March 2008.

Commission expires:
9/17/2011

Notary Public

(seal)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280300466

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122