# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/09 15:18 3 pgs
Fees:18.00 Taxes:519.85
**20091221-0116119**

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$140,500.00.**

Affiant

Subscribed and sworn to before me this 15 day of December 2009

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Brian Westrum | SAME | 063-16-0-A-037.00CO |
| 628 Granwood Boulevard | | |
| Old Hickory, TN 37138 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Alfonso Ferguson and wife, Lucimari Marques Ferguson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian Westrum and Cathy Westrum, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 160 on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, page 405, as amended in Book 6900,page 550 thru 552 and corrected in Book 7462, page 445 and Book 8110, page 401, amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Charles Alfonso Ferguson and wife, Lucimari Marques Ferguson, by deed from Ban Van Tran and wife, Hoa Thi Le, on March 30, 2007, of record in Instrument Number 20070403-0040038, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6900, page 405, as amended in Book 6900, page 550 thru 552; and corrected in Book 7462, page 445 and Book 8110, page 401, and amended in Book 8181, page 112, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7351, page 852; and Book 7451, page 739; and Book 7462, page 445; and Book 8110, page 401; and Book 8181, page 112; and Book 8336, page 393, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 11030, page 740; and Book 11030, page 743; and Book 11030, page 785; and Instrument Number 20011002-0096889, Register's Office for Davidson County, Tennessee.

This is improved property known as: **628 Granwood Boulevard, Old Hickory, TN 37138**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 15, 2009.

**Charles Alfonso Ferguson**

**Lucimari Marques Ferguson**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Alfonso Ferguson and Lucimari Marques Ferguson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2009

My commission expires 8/10/11

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY