WARRANTY DEED

TRUDY MILLIKEN SUMNER COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/22/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy D. Ferrell	First Bank	47-7
(NAME)	(NAME)	
4071 Blueberry Hill Road	2021 Hamilton Pl Blvd *A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Chattanooga TN 37421	
(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/WE, Joseph N. McGinnis Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy D. Ferrell and Ellen A. Ferrell, husband and wife, 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:

Located in the 13th Civil District of Davidson County, Tennessee, which runs as follows: Beginning on South side then running West 351 feet to an iron pin; thence N. 8° 459' 1,120 feet to an iron pin in Blue Berry Hills Road; thence N. 46° E. 480 feet to an iron pin; thence N. 57° E 198 feet to an iron pin, thence South 1,584 feet to an iron pin on the South Side of Old Hickory Boulevard, thence West 338 feet to an iron pin, thence North 26.4 feet to the beginning, containing 18.0 acres, more or less, according to a survey by Howard Greer, October 25, 1958.

This is the same description used in prior deed.

Being the same property conveyed to Joseph N. McGinnis Jr., unmarried, by Warranty Deed from Terry P. Vanderloop and wife, Susan Marie Vanderloop, as of record in Instrument Number 20090116-0004403, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Joseph N. McGinnis Jr., by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20101229-0103321, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

BILL GARRETT, Davidson County
Trans: T20100081725 DEEDWARR
Recvd: 12/29/10 11:43 2 pgs
Fees: 13.00 Taxes: 906.50
20101229-0103322

unimproved ☐

This is improved ☒ property, known as 4071 Blueberry Hill Road, Nashville, TN 37218

(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 6th day of December, 2010.

Joseph N. McGinnis Jr.

Joseph N. McGinnis Jr.
By: Terry DeSelms as Attorney-in-Fact
by as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of December, 2010, before me personally appeared Terry DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Joseph N. McGinnis Jr., and acknowledged that he executed the same as the free act and deed of the said Joseph N. McGinnis Jr., through Power of Attorney granted Terry DeSelms by the said Joseph N. McGinnis Jr.,

Witness my hand and official seal at Franklin, Tennessee this 6th day of December, 2010.

Commission expires:

Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County