File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110012603 DEEDWARR
Recvd: 03/02/11 12:38 2 pgs
Fees: 13.00 Taxes: 1050.80
20110302-0016751

CHRISTY M. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2011.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Einstein and Adam Hill	Renasant Bank	10414004700
(NAME) 2926 Westmoreland Avenue	(NAME) 2200 Abbott Martin Rd. Ste. 103	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37215	
(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, I/WE, **Elizabeth R. Ferguson and Elaine F. Lawrence, as trustees for The Neal H. Ferguson and Mary J. Ferguson Revocable Living Trust,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Einstein and husband, Adam Hill,** 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. 16 on the plan of Bransford Realty Co's Subdivision of Westmoreland Place as of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said lot 16 fronts eighty five feet on the northerly side of Westmoreland Drive and extends back between lines 185 feet on the easterly side and 185 feet on the westerly side to an alley and shows eighty feet on said alley.

Being the same property conveyed to Neal H. Ferguson and wife, Mary Ray Ferguson by Warranty Deed from McMurray Gaines, Jr. and Mary Louise Gaines Beauchamp, as devisees under the Will of Joyce Donelson Gaines, dated April 2, 1957 and recorded in Book 2644, page 627, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11427, page 446, said Register's Office, Neal H. Ferguson and wife, Mary J. Ferguson conveyed all of their right, title and interest in subject property to The Neal H. Ferguson and Mary J. Ferguson Revocable Living Trust. Neal H. Ferguson having since died on May 17, 2003. Mary J. Ferguson having since died on February 7, 2008.

Notarized Summary of Trust dated December 2, 1998, and recorded in Book 11260, page 707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2926 Westmoreland Avenue, Nashville, TN 37212

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, has 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 **28th** day of **February, 2011.**

Elizabeth R Ferguson, Trustee

Elizabeth R. Ferguson, as Trustee for The Neal H. Ferguson and Mary J. Ferguson Revocable Living Trust

Elaine F. Lawrence, Trustee

Elaine F. Lawrence, as Trustee for The Neal H. Ferguson and Mary J. Ferguson Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Elizabeth R. Ferguson and Elaine F. Lawrence, as trustees for The Neal H. Ferguson and Mary J. Ferguson Revocable Living Trust**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **February, 2011.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

My commission expires: _____