WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110038094 DEEDWARR
Recvd: 06/27/11 08:35 2 pgs
Fees:13.00 Taxes:677.95
20110627-0048746

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2011.

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: April 12, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Ferguson		161100A06000CO
(NAME)	(NAME)	
5329 Village Way	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Andrew Bozeman, Married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert A. Ferguson and Lanee S. Ferguson**, hereinafter called the GRANTEE(S), their heirs and/or 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. 79, Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ANDREW BOZEMAN, UNMARRIED by Deed from KENNETH D. COPE, UNMARRIED, dated 08/18/2008 and filed for record on 08/20/2008 in Instrument No. 20080820-0085657, Register's Office for DAVIDSON County, Tennessee.

*Meghan Bozeman, wife of Andrew Bozeman, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 5200, Page 613, said Register's Office.

Restrictions of record in Book 6143, Page 11, said Register's Office.

Charter of record in Book 6158, Page 352, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 9718, Page 624, said Register's Office.

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 5329 Village Way, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22nd day of June, 2011.

Andrew Bozeman

Meghan Bozeman

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Bozeman and Meghan Bozeman, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2011.

Notary Public
My Commission Expires: 11/10/13

WILLIAM K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Realty Title & Escrow Co,. Inc.
5111 maryland Way, Suite 101
Brentwood, TN 37027