BILL GARRETT, Davidson County
Trans:T20110053943 DEEDWARR
Recvd: 08/31/11 14:29 2 pgs
Fees:13.00 Taxes:111.00

20110831-0067606

# WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and Sworn to before me, this 29th day of August, 2011.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1-7-13

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| George Ward<br>1165 Fred Gibbs Rd<br>White Bluff, Tn. 37187 | Same | 08301024600 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sandra Lynn Nichols, devisee under the Will of Dorothy Ann Ferguson, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **George Ward**, hereinafter called the Grantee(s), 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, State of Tennessee, being Lot No. 10 on the plan of Petway's Subdivision of Lot No. 7 of the Hobson Land, as of record in Plat Book 2, page 42, Chancery Court at Nashville, said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines, 246 feet, more or less, to an alley.

Being the same property conveyed to Dorothy Ann Ferguson by deed from Jean Rust and Bus Thompson of record in Book 4726, page 166, Register's Office for Davidson County, Tennessee. The said Dorothy Ann Ferguson having since died 6/3/11 and Sandra Lynn Ferguson, n/k/a Sandra Lynn Nichols named the devisee of the property under the Will of Dorothy Ann Ferguson probated in the Probate Court of Davidson County, Tennessee, Docket No. 11P-1066.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2, Page 42, said Register's Office.

This is ( x ) improved ( ) unimproved property known as 1041 Petway Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 29th day of August, 2011.

**Sandra Lynn Nichols**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Sandra Lynn Nichols** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY