WHEN RECOREDED MAIL TO:
RELS CENTRALIZED TITLE
5700 SMETANA DRIVE, SUITE 400
MINNETONKA, MN 55343

INSTRUMENT WAS PREPARED BY:
CHANGE OF TITLE, INC.
160 S. OLD SPRINGS ROAD, SUITE 260
ANAHEIM HILLS, CA 92808

Davidson County DEEDWARR
Recvd: 08/30/12 10:52 4 pgs
Fees:22.00 Taxes:0.00
20120830-0078424

MAXIMUM PRINCIPAL INDEBTEDNESS for
Tennessee Recording Tax Purposes is $ FOR RECORDER'S USE ONLY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

Address New Owners as Follows:
REBECCA C. FERGUSON
205 STERRY COURT
ANTIOCH, TN 37013

Send Tax Bills to:
SAME

Map Parcel Numbers
16206008700

For good consideration, I (We) **SAMUEL JOSEPH FERGUSON, SINGLE AND REBECCA C. FERGUSON, SINGLE** hereby bargain, deed and convey to **REBECCA C. FERGUSON, SINGLE** the following described land in DAVIDSON County, free and clear with WARRANTY COVENANTS' to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 197 ON THE PLAN OF FAIR OAKS SUBDIVISION, SECTION ONE, AS OF RECORD IN BOOK 4175, PAGES 42 AND 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Grantor by DEED of record in ~~Instrument No.~~ Bk - 6024 Pg 513 ~~936787~~, said Register's Office.

Unimproved ☐ **Check Box1**

Improved ☒ **Check Box1** - **Property known as 205 STERRY COURT, ANTIOCH, TN, 37013**

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 11 day of July, 2012

Jennifer Sheppard UR per Samuel J. Ferguson
~~SAMUEL JOSEPH FERGUSON~~

STATE OF TENNESSEE)
) SS.
COUNTY OF)

On this 11 day of July, 2012, before me personally appeared Jennifer Sheppard as Attorney in fact for Samuel J. Ferguson ~~SAMUEL JOSEPH FERGUSON~~ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he (they) executed the same as his (their) free act and deed.

(Seal)

Notary Public
My Commission Expires:

JAMES WIDRIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jennifer Sheppard UR
Affiant

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

Subscribed and sworn before me this 11 day of July, 20 12.

(Seal)

Notary Public
My Commission Expires:

JAMES WIDRIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

WITNESS the hands and seal of said Grantors this 5TH day of July 2012.

Rebecca C. Ferguson
REBECCA C. FERGUSON

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

On this 5th day of July 2012, before me personally appeared **REBECCA C. FERGUSON** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he (they) executed the same as his (their) free act and deed.

(Seal)

JUSTIN BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: March 03, 2015

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE)
) SS.
COUNTY OF)

Subscribed and sworn before me this_____day of_____, 20 ____.

(Seal)

_____
Notary Public
My Commission Expires:_____

True Copy Certification

I, MARIO LUQUIN, 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 Texas

County of Tarrant

Personally appeared before me, Shancie Bertsch, a notary public for this county and state, Mario Luquin | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAY 14, 2014

Notary' Seal (if on paper)

