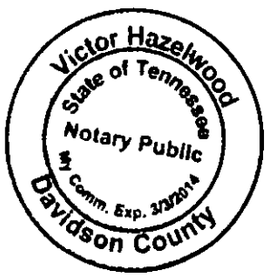
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret D. Fergus	Margaret D. Fergus	135110c05600co
(NAME)	(NAME)	
167 Nashboro Greens	167 Nashboro Greens	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(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, WE, Celeste M. Methot, unmarried and Jacqueline R. Ridgway, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret D. Fergus, 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 all of Lot No. 213, on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village -Tract 18, as shown on plat appearing of record in Plat Book 9700, page 968, as amended in Instrument No. 20010423-0039877, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Celeste M. Methot and Jacqueline R. Ridgway, as joint tenants with right of survivorship, by deed of record in Instrument No. 20080925-0097628, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Celeste M. Methot by Jacqueline R. Ridgway as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120080091777, in the Register's Office for Davidson County, Tennessee.

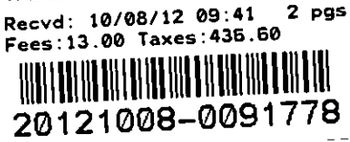
unimproved ☐

This is improved ☒ property, known as 167 Nashboro Greens, Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20120076067 DEEDWARR
Recvd: 10/08/12 09:41 2 pgs
Fees:13.00 Taxes:435.60



20121008-0091778

Witness our hands this 27th day of September, 2012.

Celeste M. Methot by Jacqueline R. Ridgway, her attorney in fact

Jacqueline R. Ridgway

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline R. Ridgway, with whom I am personally acquainted or proved to me on the basis of satisfactoryevidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

AND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of September, 2012 before me personally appeared Jacqueline R. Ridgway, the person who executed the foregoing instrument on behalf of Celeste M. Methot, and acknowledged that she executed the same as the free act and deed of the said Celeste M. Methot, through Power of Attorney granted she by the said Celeste M. Methot.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013