BILL GARRETT, Davidson County
Trans:T20130030118 DEEDWARR
Recvd: 04/12/13 10:59 2 pgs
Fees:13.00 Taxes:629.00

20130412-0036426

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 11 day of April, 2013.

Notary Public
My commission expires: 10/18/16

07-1303-85095

Address of New Owner:	Send Tax Bills to:	Tax Information
John Martin Ferguson	Magna Bank 6525 Quail Hollow Rd #300	058-09-0-A- 216.00CO
2753 Cato Ridge Drive Nashville TN 37218	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vera J. Dorsey, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Martin Ferguson, an unmarried man, hereinafter called the Grantees, their successors 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. 207, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1, of record in Instrument No. 20070824-0101605, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vera J. Dorsey, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 4, 2008, recorded June 5, 2008, of record in Instrument No. 20080605-0057825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2753 Cato Ridge Drive, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11 day of April, 2013.

Vera J. Dorsey

Vera J. Dorsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vera J. Dorsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 11 day of April, 2013.

Deborah K. Devine

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

My Comm. Expires
October 18, 2016