(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037534 DEEDWARR
Recvd: 05/06/13 11:42 2 pgs
Fees:13.00 Taxes:1406.00
20130506-0045456

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM S. HOUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Oct 08, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard R. Ferguson and Teresa L. Ferguson	Same	160110A05400CO
(NAME)	(NAME)	
30 Bridlington Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Trevor Frank Hutchins and Sandra Jo Hutchins, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard R. Ferguson and Teresa L. Ferguson, husband and wife**, 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, Lot 54, Phases II, III and IV, Hemmingwood, as shown on plat of record in Plat Book 6900, pages 7 and 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Trevor Frank Hutchins and Sandra Jo Hutchins, husband and wife, by deed from Wesley S. Carter and Eugenia Carter, husband and wife, dated August 13, 2004 of record in Instrument No. 20040819-0100359, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 30 Bridlington Court, Brentwood, TN 37027

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, has 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.

Witness our hands this **26th** day of **April, 2013**

Trevor Frank Hutchins

Sandra Jo Hutchins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Trevor Frank Hutchins and Sandra Jo Hutchins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **April, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY