BILL GARRETT, Davidson County
Trans:T20130054214 DEEDWARR
Recvd: 06/26/13 12:21 2 pgs
Fees:13.00 Taxes:943.50
20130626-0065796

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Pat Standard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/5/2013

(AFFIX SEAL)

LAURA IMLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Van Cleave	Magna Bank	05414000800
(NAME)	(NAME)	
9352 Falcon Hill Drive	P.O. Box 172207	
(ADDRESS)	(ADDRESS)	
Lakeland, TN 38134	Memphis, TN 38187	
(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,

DONALD FERGUSON AND WIFE, CASSANDRA FERGUSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VICTOR H. VAN CLEAVE AND WIFE, VICKIE A. VAN CLEAVE,

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 Lot No. 65 on the plan of Brandywine Farms, Section 2, of record in Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York as Successor to J.P. Morgan Chase Bank, as Trustee for Bear Stearns ALT-A Trust 2004-11, Mortgage Pass-Through Certificates, by Substitute Trustee's Deed from Recontrust Company, N.A., recorded on April 5, 2010, of record in Instrument No. 20100405-0024856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Ferguson and Cassandra Ferguson by Consent Order between Donald Ferguson and Cassandra Ferguson and Bank of New York Mellon FKA The Bank of New York as Successor to J.P. Morgan Chase Bank and Bank of America, recorded on June 5, 2012, of record in Instrument No. 20120605-0049084, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Initials _____ Initials _____

unimproved ☐

This is improved ☒ property, known as 304 Louviers Lane, Old Hickory, TN 37138

(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

Witness my/our hand(s) this 20th day of June, 2013.

Donald Ferguson

Cassandra Ferguson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Ferguson and Cassandra Ferguson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 20th day of June, 2013

Commission expires: 3/8/15

Notary Public

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY