This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 149100A01900C0

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Susan M O'Connor and Jeremiah F O'Connor
2820 Rader Ridge Court
Antioch, TN 37013

SEND TAX BILLS TO:
new owner

BILL GARRETT, Davidson County
Trans:T20130065872 DEEDWARR
Recvd: 08/01/13 13:00 2 pgs
Fees:13.00 Taxes:553.15
20130801-0080268

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE the undersigned, **ROBERT W. FERGUSON (WHO ERROUNOUSLY ACQUIRED TITLE AS ROBERT F. FERGUSON,UNMARRIED)AND WIFE ROXANNA MAI FERGUSON AND DARLENE F. JOHNSON, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SUSAN M O'CONNOR AND HUSBAND, JEREMIAH F O'CONNOR** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 19, on the Plan of Pebble Trail Villas PUD, as shown by plat appearing of record in Plat Book 9700, page 721-722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Robert F. Ferguson, an unmarried man and Darlene F. Johnson, an unmarried woman as tenants in common with rights of survivorship, by Special Warranty Deed from Prudential Relocation Inc., dated January 24, 2008, appearing of record in Instrument Number 20080326-0030416, of the Register's Office of Davidson County, Tennessee. The said Robert W. Ferguson having since married. Roxanna Mai Ferguson, wife of Robert W. Ferguson hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 9700, page 721-722 and Restrictions of Pebble Trail Villas Subdivision of record in Book 11084, Page 589; all in the Register's Office for Davidson County, Tennessee.;

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2820 Rader Ridge Court, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same

is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of July, 2013.

Robert W. Ferguson

Darlene F. Johnson

Roxanna Mai Ferguson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert W. Ferguson and Darlene F. Johnson and Roxanna Mai Ferguson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of July, 2013.

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of July, 2013.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/2016