This Instrument Prepared By:
Ingraham, Pautienus & Tidwell, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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BILL GARRETT, Davidson County
Trans:T20140015767 DEEDWARR
Recvd: 03/07/14 13:27 2 pgs
Fees:12.00 Taxes:0.00
20140307-0019426

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Margaret D. Fergus, Trustee MARGARET D. FERGUS REVOCABLE LIVING TRUST, dated February 11, 2014 167 Nashboro Greens Nashville, TN 37217	SAME	135110c05600co

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

Brent Caldwell
AFFIANT

Sworn to and subscribed before me this 11th day of February, 2014.

Notary Public
My Commission Expires: _____

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

WARRANTY DEED

FOR -0- DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, MARGARET D. FERGUS, has this date bargained and sold, and does hereby transfer and convey her interest in the following described property unto MARGARET D. FERGUS, Trustee, or her successors in trust, under the MARGARET D. FERGUS REVOCABLE LIVING TRUST, dated February 11, 2014, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

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 by CELESTE M. METHOT, unmarried, and JACQUELINE R. RIDGEWAY, unmarried to MARGARET D. FERGUS by Warranty Deed of Record in Deed Book by Instrument No. 2012008-0091778, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, her successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, her successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 11th day of February, 2014.

MARGARET D. FERGUS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET D. FERGUS, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Smyrna, Tennessee, this 11th day of February, 2014.

JAMES M. ADCOX III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Notary Public
My Commission Expires: _____