WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033104 DEEDWARR
Recvd: 05/13/14 12:02 2 pgs
Fees:13.00 Taxes:518.00
20140513-0040887

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Calligan Family Limited Partnership	The Calligan Family Limited Partnership	07114002200
(NAME)	(NAME)	
4195 Tamiami Trails	4195 Tamiami Trails	
(ADDRESS)	(ADDRESS)	
Venice, FL 34293	Venice, FL 34293	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alice Marie Dorsey and Timothy Wayne Ferguson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **The Calligan Family Limited Partnership**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 2, on the plan of Calligan Subdivision, as shown on plat of record in Plat Book 11700, Page 7, formerly known as Plat Book 57, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alice Marie Dorsey and Timothy Wayne Ferguson by Quit Claim Deed dated from James D. Ferguson and Ronnie D. McNeil of record in Book 10125, Page 359, Register's Office for Davidson County, Tennessee.
Said property in investment property and has never been the marital residence of the Grantors.

All matters as set forth per Plat Book 11700, Page 7, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 47 Fern Avenue, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of May, 2014.

Alice Marie Dorsey
Alice Marie Dorsey

Timothy Wayne Ferguson
Timothy Wayne Ferguson

State of Tennessee
County of Wilson

Personally appeared before me Alice Marie Dorsey and Timothy Wayne Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122