14-1-191

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of August, 2014 by and between Floyd R. Ferguson and wife, Emma Jean Ferguson, as tenants by the entirety, hereinafter referred to as GRANTOR, and DeAnne L. Cotthoff, Trustee of the DeAnne L. Cotthoff 401K Trust, a 41% undivided interest and Kay Bennett, Trustee of the Kay Bennett 401K Trust, a 59% undivided interest, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot No. 48 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office of Davidson County, Tennessee. Further description is as follows: BEGINNING at a point in the northerly margin of Huntington Parkway at the common corner of Lot Nos. 48 and 49; thence with the margin of said Parkway, westerly 97 feet to a point in the beginning of a curve; thence around said curve, 39.3 feet to a point in the easterly margin of an unnamed street; thence with the margin of the same, northerly 80 feet to a point; thence leaving said Street, easterly 134.4 feet to the common rear corner of Lots Nos. 48 and 49; thence with the line between said lots, southerly 134.5 feet to the point of beginning.

Being the same property conveyed to Floyd R. Ferguson and wife, Emma Jean Ferguson, as tenants by the entirety, by Warranty Deed Creating a Tenancy by the Entirety from Floyd R. Ferguson dated April 9, 2013, recorded April 12, 2013, of record in Instrument No. 20130412-0036588, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Floyd R. Ferguson and wife, Mary S. Ferguson by Deed from Atlas Construction Company, dated September 5, 1969, recorded September 8, 1969, of record in Book 4363, page 292, Register's Office for Davidson County, Tennessee. The said Mary S. Ferguson having since died and property vested in Floyd R. Ferguson as surviving tenant by the entirety.

This is [XX]improved [ ]unimproved property known as: 694 Huntington Pkwy, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Floyd R. Ferguson

Floyd R. Ferguson

Emma Jean Ferguson

Emma Jean Ferguson

BILL GARRETT, Davidson County
Trans:T20140064320 DEEDWARR
Recvd: 08/29/14 10:25 2 pgs
Fees:13.00 Taxes:566.10
20140829-0079093

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Floyd R. Ferguson and wife, Emma Jean Ferguson, as tenants by the entirety, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of August, 2014.

Notary Public

My Commission Expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
DeAnne L. Cotthoff 401K Trust and Kay Bennett 401K Trust
694 Huntington Pkwy,
Nashville, TN 37211

Send Tax Statements to:
DeAnne Cotthoff
1625 Bakers Bridge Ave, Ste 105-136
Franklin, TN 37067

Map & Parcel: 161-06-71.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $153,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of August, 2014.

Notary Public

My Commission Expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

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