Box 14

File 26261-8

return to: John T. Cook, P.C.

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064422 DEEDWARR
Recvd: 08/29/14 12:40 2 pgs
Fees:13.00 Taxes:477.30
20140829-0079200

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$129,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2014.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Joyce Leigh Ferguson | Farmington Mortgage, a division of CapStar Bank | Map 116-03-0-A Parcel 022-00co |
| 4505 Harding Pike Apt. 3E | 2002 Richard Jones Road, Suite 300A | |
| Nashville, TN 37205 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Carolyn D. King, unmarried**

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

**Joyce Leigh Ferguson, an unmarried woman**

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 Apt. 3-E (and said Unit shall have the exclusive use of that portion of the common elements labeled East Wing Closet (5-E) which have been declared in the Declaration as a limited common element and said use shall be limited exclusively to the owner of Unit labeled Apartment 3E) on the Plan of Royal Oaks Towers Condominium Apartments, of record in Plat Book 4460, Page 189, and established as a Horizontal Property Regime in Book 4710, Page 901, and amended in Book 4798, Page 813, and Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Carolyn D. King, by Deed dated December 4, 2007 from Angella Michelle Stewart, of record in Instrument No. 20071206-0141250, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described parcel of land is subject to the following:**
**1) The Plan of record in Book 4460, Page 189, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3958, Page 152, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Plan of record in Book 4300, Page 201, said Register's Office. 4) Easements contained in the Deed, of record in Book 4668, Page 986 and Book 4718, Page 989, said Register's Office. 5) Master Deed of Royal Oaks Towers Condominiums, of record in Book 4710, Page 901, and as amended in Book 4798, Page 813 and in Instrument No. 20070124-0009971, said Register's Office. 6) By-Laws of Royal Oaks Towers Home Owners' Association, Inc. of record in Book 4710, Page 915, Register's Office for Davidson County, Tennessee.**

This is improved (__X__) Unimproved (____) property, known as **4505 Harding Pike Apt. 3E, Nashville, TN 37205**

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 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 **28th** day of **August, 2014.**

Carolyn D. King

**Carolyn D. King**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Carolyn D. King,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2014.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON