ADDRESS NEW OWNERS and
SEND TAX BILLS:
H. LARRY SMITH and wife
KELLI R. SMITH
106 South Governer's Cove
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150001517 DEEDWARR
Recvd: 01/07/15 13:54 2 pgs
Fees:13.00 Taxes:2564.10
20150107-0001812

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
71 - 3 - 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **O. WILLIAM FERGUSON,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to **H. LARRY SMITH and wife, KELLI R. SMITH,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Jones and Hart's Subdivision, as of record in Book 332, Page 43, Register's Office for said County.
>
> SAID Lot No. 43 fronts 366 feet on the southerly side of Locust Street, and runs back between parallel lines 300 feet more or less, to the southerly line of said subdivision.
>
> BEING the same property conveyed to O. William Ferguson from Galbreath I, Limited Partnership, a Tennessee limited partnership, by deed recorded July 31, 2003.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 2620 Locust Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 5 day of January, 2015.

O. WILLIAM FERGUSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, O. WILLIAM FERGUSON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $693,000.00.

AFFIANT

Subscribed to and sworn before me, this the 5 day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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