WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150015594 DEEDWARR
Recvd: 03/03/15 12:55 2 pgs
Fees: 13.00 Taxes: 826.95
20150303-0018468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

Mary P Mayberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2015.

Jessica N. Brooks
Notary Public

MY COMMISSION EXPIRES: 6-13-17
(AFFIX SEAL)

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Neal and Lisa Neal	Mark Neal and Lisa Neal	
(NAME)	(NAME)	
311 Seven Springs Way, Unit 304	311 Seven Springs Way, Unit 304	160-15-D 12
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOMER S. FERGUSON AND MARINA R. FERGUSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK NEAL AND LISA NEAL, HUSBAND AND WIFE,** 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 Unit No. 12, Phase I, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319, and also by plat of record in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Homer S. Ferguson and Marina R. Ferguson, husband and wife, by Corporate Special Warranty Deed dated April 14, 2006, from St. Martin Square of record in Instrument No. 20060417-0043169, said Register's Office.

This conveyance is subject to 2015 taxes; plat of record in Instrument No. 20060222-0020470; easement of record in Instrument No. 20040816-0098712; restrictive covenants of record in Instruments No. 20000713-0069415, No. 20000713-0075531, No. 20000818-0081931, No. 20010803-0082967 and No. 20011024-0116171; and Master Deed and Bylaws of record in Instruments No. 20060310-0028319, No. 20061109-0139692, No. 20080730-0077840 and No. 20090624-0058791, said Register's Office.

unimproved
This is improved X property, known as 311 Seven Springs Way, Unit 304, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 26th day of February, 2015.

HOMER S. FERGUSON

MARINA R. FERGUSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Homer S. Ferguson and Marina R. Ferguson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of February, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public