BILL GARRETT, Davidson County
Trans:T20150016585 DEEDWARR
Recvd: 03/06/15 15:55 2 pgs
Fees:13.00 Taxes:555.00
20150306-0019623

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of March, 2015.

Notary Public

KENNETH SWEZEA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 10-18-2016

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Slegae, LLC 213 Crooked Creek Lane Hendersonville, TN 37075	NEW OWNER	-09102004800

WARRANTY DEED

FOR AND IN 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, **Jesse Joe Ferguson,** Unmarried, **Linda F. Cantrell,** Married, **and Robert Wayne Ferguson,** Unmarried, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Slegae, LLC, a Tennessee limited liability company,** 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:

Property known as 6203 California Avenue Nashville, TN 37209, County of Davidson

Situate in Davidson County, Tennessee and being more particularly described as Lot 4 of Block No. 16 on the map of Cherokee Park Subdivision as shown by a map of record in Book 161 at Page 75 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

Being the same property conveyed to Dave Anderson Ferguson and wife, Alta Mai Ferguson, a 1/2 interest, and Jessie Joe Ferguson, a 1/2 interest, by deed from Alton Rodolth Miller and wife, Melva Maude Miller, dated 3/13/1963 and filed of record in Book 3529, Page 435, said Register's Office. Alta Mai Ferguson having died on 3/29/1988, leaving Dave Anderson Ferguson as surviving tenant as to her 1/2. Jessie Joe Ferguson retains 1/2. Dave Anderson Ferguson having died intestate on 12/17/1992. His only heirs being Jesse Joe Ferguson, Darlene Johnson and Linda F. Cantrell.

Being the same property conveyed to Jesse Joe Ferguson, a 1/3 interest, Darlene Johnson, a 1/3 interest and Linda F. Cantrell, a 1/3 interest by deed from Jesse Joe Ferguson, Darlene Johnson and Linda F. Cantrell dated 4/23/1993, filed of record in Book 8990, Page 544, said Register's Office.

Darlene Johnson conveyed her 1/3 interest to Robert Wayne Ferguson by deed dated 4/4/2014 and filed of record in Instrument No. 20140519-0042600, said Register's Office.

Being the same property conveyed to Jessie Joe Ferguson, Unmarried, Linda F. Cantrell, married, and Robert Wayne Ferguson, Unmarried, by Quitclaim Deed from Darlene Johnson, Unmarried, dated 03/03/2015, and filed of record in Instrument No 20150306-0019621 said Register's Office.

Specific Power of Attorney for Linda F. Cantrell dated 03/02/2015, filed of record in Instrument No 20150306-0019622, said Register's Office.

Tax Map and Parcel ID is as follows 09102004800

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 6203 California Avenue, Nashville, TN 37209

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 unemcumbered, 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 3rd day of March, 2015.

Jesse Joe Ferguson

Linda F. Cantrell by David Cantrell P.O.A.
Linda F. Cantrell
By: David Cantrell, Attorney in Fact

Robert Wayne Ferguson
Robert Wayne Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2015, before me personally appeared Jesse Joe Ferguson and Robert Wayne Ferguson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of March, 2015.

KENNETH SWEZEA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 10-18-2016

Notary Public
Commission Expiration:
10/18/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **3rd day of March, 2015,** before me, appeared **David Cantrell,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Linda F. Cantrell**, and that said instrument was signed in behalf of the said **Linda F. Cantrell**, by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

KENNETH SWEZEA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 10-18-2016

Notary Public
My commission expires:
10/18/16