BILL GARRETT, Davidson County
Trans:T20150083158 DEEDWARR
Recvd: 09/30/15 11:44 4 pgs
Fees:23.00 Taxes:333.00
20150930-0099294

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 15099

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
John J. Terlikosky 2707 Jones Avenue Madison, TN 37207	New Owner	05101004800
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Justin T. Ferguson Irrevocable Trust dated 14th day of March, 2014, James W. White, Trustee (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto John J. Terlikosky, a single man (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 75 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, and further described as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 74 and 76; thence with the line between said two lots southerly 500 feet to a point; thence Easterly 108.68 feet to the corner of Lots 75 and 76; thence with the line between said two lots and Northerly 500 feet to the Southerly margin of the said due West Avenue, thence with the same westerly 100 feet to the beginning.

Being the same property conveyed to James D. Ferguson by Quitclaim Deed from Gertrude Curtis of record in Instrument Number 20091222-0116416, said Register's Office for Davidson County, Tennessee. James D. Ferguson has since died on March 18, 2013, leaving Justin T. Ferguson as his sole surviving heir. An Affidavit of Heirship is attached hereto describing said inheritance. Justin T. Ferguson has since died on July 6, 2105, and his Last Will and Testament was filed for probate on July 30, 2015 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, Probate case number 15P1277. Pursuant to the Last Will and Testament of Justin T. Ferguson, the residuary of his estate, including any real property owned at the time of his death, was bequeath to the Grantor described herein above.

This is improved real property located on 929 Due West Avenue, Madison, Tennessee 37115.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. To all matters shown on Plat Book 7878, page 513, said Register's Office for Davidson County, Tennessee.
3. Easement of record as shown on Plat book 7878, page 513, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater,
(for this transfer is $90,000.00.
(
(
(Subscribed and sworn to before me
(this 28th day of September, 2015.
(
(
(My Commission Expires: 7/8/2019

Affiant

Notary Public

LYNNE E. NEELEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 28th day of September, 2015.

THE JUSTIN T. FERGUSON IRREVOCABLE TRUST
DATED 14TH DAY OF MARCH, 2014

James W. White, Trustee

JAMES W. WHITE, TRUSTEE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James W. White, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the Trustee for The Justin T. Ferguson Irrevocable Trust dated 14th day of March, 2014 and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as Trustee for The Justin T. Ferguson Irrevocable Trust dated 14th day of March, 2014.

WITNESS my hand and official seal at Nashville, Tennessee this 28 day of September, 2015.

My Commission Expires: 7/8/2019

Notary Public

LYNNE E. NEELEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument prepared by:
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 929 Due West Avenue
Nashville, TN 3715
Davidson County

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned Affiant, being first duly sworn, deposes and states, under oath as follows:

A. James D. Ferguson obtained title to the property by Quitclaim Deed from Gertrude Curtis by deed of record in Instrument Number 20091222-0116416 Register's Office for Davidson County, Tennessee.

B. James D. Ferguson died on March 18, 2013.

C. At the time of his death, James D. Ferguson owned the following parcel of real estate:

Land in Davidson County, Tennessee, and being Lot No. 75 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, and further described as follows:
Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 74 and 75; thence with the line between said two lots southerly 500 feet to a point; thence Easterly 108.68 feet to the corner of Lots 75 and 76; thence with the line between said two lots and Northerly 500 feet to the Southerly margin of the said Due West Avenue, thence with the same westerly 100 feet to the beginning.

BEING the same property conveyed to James D. Ferguson, by deed of record in Instrument number 20091222-0116416, Register's Office for Davidson County, Tennessee. James D. Ferguson is deceased.

This is improved real property 929 Due West Avenue Nashville, TN 37115.

D. At the time of his death, James D. Ferguson was divorced and his only child was Justin T. Ferguson, who died July 6, 2015.

E. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

F. The undersigned knew ~~James D.~~ Ferguson for _____ years as his/her role as MP _____ for James D. Ferguson.

Further the Affiant Saith Not.

Matt Potempa

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Matt Potempa whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 18th day of Sept., 2015.

Colleen O'Connell
Notary Public

COLLEEN O'CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Oct. 18, 2016