ADDRESS NEW OWNERS and
SEND TAX BILLS:
Malcolm Lockridge
MICHAEL BARNES, etal.
2000 Lyanhaven Ct.
Mt. Juliet TN 37122

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

MAP PARCEL NUMBER:
70 - 7 - 105 and 70 - 7 - 104

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, **OWEN W. FERGUSON,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **MICHAEL BARNES, MALCOLM A. LOCKRIDGE and wife, ANGELA Y. SWINGER- LOCKRIDGE**, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

PARCEL 1 (900 Youngs Lane):
LAND in Davidson County, Tennessee, being Lot No. 33 on the Map of Part of Free Silver Plan showing Second Addition and other lots, as of record in Book 332, Page 46, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of a County road at the corner of Lots Nos. 33 and 34; thence with said road north 84-1/2 deg. east 200 feet to the line between Lots Nos. 32 and 33; thence with the line between said two lots, south 5-1/2 deg. east 435-1/2 feet to low water mark of the Cumberland River; thence down said River, south 84-1/2 deg. west 200 feet to the corner of Lots Nos. 33 and 34; thence with the line between said two lots north 5-1/2 deg. west 435-1/2 feet to the beginning, containing 2 acres.

BEING the same property conveyed to Owen William Ferguson from Robbie Y. Ferguson by deed recorded June 21, 1983 in Book 6079, Page 331, Register's Office for Davidson County, Tennessee.

PARCEL 2 (906 Youngs Lane):
LAND in Davidson County, Tennessee, being Lot No. 34 on the Map of Part of Free Silver Plan showing 2nd Addition and other lots, as of record in Book 332, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 200 feet on the southerly side of New County Road, known as Youngs Lane, and runs back between parallel lines 435-1/2 feet, more or less, to the Cumberland River.

BEING the same property conveyed to Owen W. Ferguson from Robbie Y. Ferguson by deed recorded June 21, 1983 in Book 6079, Page 330, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.
This is improved property known as 900 and 906 Youngs Lane, Nashville, Tennessee 37207.

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615-824-0989

BILL GARRETT, Davidson County
Trans:T20160006102 DEEDWARR
Recvd: 01/25/16 10:26 2 pgs
Fees:13.00 Taxes:2590.00
20160125-0006701

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.

Executed on this 21 day of January, 2016.

OWEN W. FERGUSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, OWEN W. 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 21 day of January, 2016.

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 $700,000.00.

AFFIANT

Subscribed to and sworn before me, this the 21 day of January, 2016..

NOTARY PUBLIC

My Commission Expires: 6/26/17

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

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