# WARRANTY DEED

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 456,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| J. Roger Ferguson | J. Roger Ferguson | Parcel ID: |
| 810 Berwick Trail | 810 Berwick Trail | 05206003400 |
| Madison, TN 37115 | Madison, TN 37115 | |

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

**David Lynn Melgaard, Devisee under the Will of Ruth Lynn Melgaard**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**J. Roger Ferguson , unmarried**

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 Lot No. 3 on the Plan of Candace Heights, of record in Book 2330, Page 78, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the south side of Berwick Trail and runs back between lines, 351.7 feet more or less on the west line and 349.4 feet more or less on the east line to the waters edge of Cumberland River shown on said plan on which it measures 150 feet more or less.

Being the same property conveyed to Ruth Lynn DeHaven by deed from Harry Witztum and wife, Brownie Witztum of record in Book 5056, Page 463, said Register's Office, dated August 5, 1976. The said Ruth Lynn Melgaard fka Ruth Lynn DeHaven died testate October 7, 2015, and the Will was admitted to Probate as Probate No. 15P1798 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Ruth Lynn Melgaard.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 78, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 810 Berwick Trail, Madison, TN 37115

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 20th day of May, 2016.

Estate of Ruth Lynn Melgaard

BY: _____
David Lynn Melgaard, Devisee

BILL GARRETT, Davidson County
Trans:T20160042908 DEEDWARR
Recvd: 05/23/16 10:04 2 pgs
Fees:13.00 Taxes:1687.20

20160523-0051159

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 David Lynn Melgaard, 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 and official seal at Nashville, Tennessee, this 20th day of May, 2016.

My Commission Expires: 8/23/16

Notary Public

