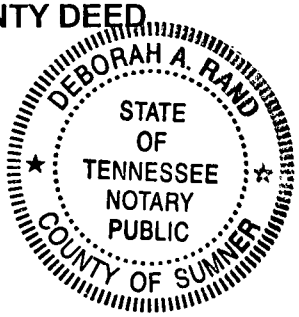
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20160052707 DEEDWARR
Recvd: 06/21/16 13:36 2 pgs
Fees:13.00 Taxes:627.15



20160621-0063064

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Joseph Ferguson	Same as new owner	142-04-0A-166.00 CO
(NAME)	(NAME)	
214 Old Hickory Blvd., Apt. 166		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Cynthia Waggoner and David Waggoner, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gregory Joseph Ferguson and Katherine Perry Ferguson, 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. 166 of Belle Forest Condominium Apartments, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, Page 699, as amended in Book 6896, Page 144 and Instrument Number 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Condominiums as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Cynthia Waggoner and David Waggoner, wife and husband, by Warranty Deed from Alvin H. Kriger, Trustee, or their successors in trust, under the Kriger Living Trust, dated September 15, 2006, and any amendments thereto, said Warranty Deed being dated 2/19/16 and recorded 2/23/16 in Instrument Number 20160223-0017204, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 214 Old Hickory Blvd., Unit 166, Nashville, TN 37221
(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/our hands this 17th day of June, 2016.

Cynthia Waggoner

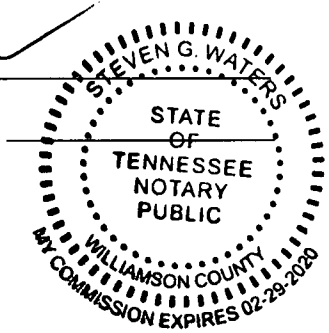
David Waggoner

State of Tennessee
County of Sumner

Personally appeared before me Cynthia Waggoner and David Waggoner, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2016.

Notary Public
My Commission Expires:



File No.: 161961