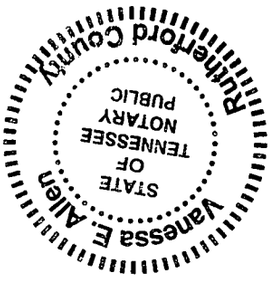
WARRANTY DEED

File #2016070458



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Weekley Homes, LLC	New Owner	72-6-120
(NAME)	(NAME)	
1111 N. Post Oak Road	1111 N. Post Oak Road	
(ADDRESS)	(ADDRESS)	
Houston, TX, 77055	Houston, TX 77055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Charles Ferguson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Weekley Homes, LLC, a Delaware 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:

Land in Davidson County, Tennessee, being the East half of the South half of Lot No. 3, on the map of C.W. Waller's Subdivision of the John D Anderson Homeplace, of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee.

Being said part of said lot fronts 50 feet on the north side of Thomas Street and runs back between parallel lines, 190 feet more or less, to a dead line which is one half way between Elvira Avenue and Thomas Street.

Being the same property conveyed to Charles Ferguson by Warranty Deed from Sher Powers, unmarried, dated 04/29/2005, of record in Instrument No. 20050504-0049957, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 421, Page 35, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **929 Thomas Avenue, Nashville,TN,37216**

(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.

BILL GARRETT, Davidson County
Trans:T20160074546 DEEDWARR
Recvd: 08/26/16 08:59 2 pgs
Fees:13.00 Taxes:721.50
20160826-0089287

Witness our hands this 25th day of August, 2016.

Charles Ferguson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Charles Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 25th day of August, 2016

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128