BILL GARRETT, Davidson County
Trans:T20160075904 DEEDWARR
Recvd: 08/30/16 15:41 2 pgs
Fees:13.00 Taxes:74.00
20160830-0091027

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT3888-01

Based on the information provided by the parties; No title search was requested or performed.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND AND 00/100 ($20,000.00) DOLLARS, Cash in Hand paid by RANDALL RAINES and wife, CINDY RAINES, the receipt of which is hereby acknowledged, we, CARL M. FERGUESON and wife, SANDRA S. FERGUESON, have bargained and sold, and by these presents do transfer and convey unto the said RANDALL RAINES and wife, CINDY RAINES, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in the Ninth Civil District of Davidson County, State of Tennessee, and being more particularly described as follows:
>
> BEGINNING at a point on the easterly margin of Old Charlotte Road at the northwest corner of the property conveyed to Walter R. Davis, et ux, by deed from Robert M. Keele, et ux, as of record in Book 4333, Page 638, in the Register's Office of Davidson County, Tennessee; thence with said line South 55 degrees East 920 feet to the westerly line of property conveyed to David S. Fergueson by deed of record in Book 1286, Page 204, Register's Office for said county; thence with said line North 37 degrees West 100 feet to a point; thence North 55 degrees West 920 feet to a point in the easterly margin of Old Charlotte Road; thence with margin of said road South 37 degrees West 100 feet to the point of beginning.
>
> Begin the same property conveyed to Carl M. Fergueson and wife, Sandra S. Fergueson by deed from Bob C. Richards and wife, Catherine J. Richards, dated August 27, 1974, and of record in Book 4864, Page 680, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RANDALL RAINES and wife, CINDY RAINES, their heirs and assigns, forever. And we do covenant with the said RANDALL RAINES and wife, CINDY RAINES, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of 2016 Davidson County property taxes. And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said RANDALL RAINES and wife, CINDY RAINES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this _____ day of May, 2016.

CARL M. FERGUESON

SANDRA S. FERGUESON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, CARL M. FERGUESON and wife, SANDRA S. FERGUESON, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31st day of May, 2016.

NOTARY PUBLIC

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 31st day of May, 2016.

NOTARY PUBLIC

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/16

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
RANDALL RAINES and wife, CINDY RAINES

_____

_____

Map: 112
Parcel: 051.00