WARRANTY DEED



P-CB-16-04071-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Danny L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2016.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles O. Ferguson	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	**59-9-161.00**
4071 Fairmeade Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Birmingham, AL. 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAWN D. SMITH POLK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES O. FERGUSON, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 257 on the Plan of Haynes Estates, Section 6, of record in Plat Book 4300, Page 87, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard L. Smith and wife, Delores S. Smith by Warranty Deed from W.L. Bainbridge Company, recorded November 29, 1971 in Book 4556, page 851, Register's Office for Davidson County, Tennessee. The said Howard L. Smith having since died on February 26, 2012. The said Delores S. Smith having since died on July 19, 2013, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 14P50, and of record in Instrument No. 20140522-0044395, Register's Office for Davidson County, Tennessee. Under the terms of the Will, the property was devised to Dawn Denise Ewing (formerly Dawn Denise Smith). The said Dawn Denise Ewing being one and the same, and now known, as Dawn D. Smith Polk.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4300, Page 87;
- Covenants, Conditions and Restrictions of record in Book 4487, Page 524, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4071 Fairmeade Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160076150 DEEDWARR
Recvd: 08/31/16 10:59 2 pgs
Fees:13.00 Taxes:475.45



20160831-0091304

Witness my/our hand(s) this the 30th DAY OF AUGUST, 2016.

Dawn D. Smith Polk

Dawn D. Smith Polk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWN D. SMITH POLK, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212