This Instrument Prepared by:
BILL GARRETT, Davidson County
Trans:T20160077191 DEEDWARR
Recvd: 09/02/16 11:06 2 pgs
Fees:13.00 Taxes:379.25
20160902-0092540

Ensley, Baker and Shade, PLLC
801F. Sunset Dr. Suite 2
Johnson City, TN 37604
File No. TN4692

After Recording return to:
Aspen Title and Escrow LLC
121 S. David Lane, Suite 2
Knoxville, TN 37922

WARRANTY DEED

THIS INDENTURE, made this 31st day of August, 2016, between **Leigh Ann Payne, single** of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and **Cassandra Gail Ferguson and husband, Donald Ferguson,** of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2, a Resubdivision of Lot 99, Rolling Green Subdivision, Section 1, of record in Book 4060, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of said conveyance.

This conveyance is made and accepted subject to the following:
A 10 foot wide permanent easement for utilities; Five foot wide special utility easement for a water line; all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose to which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, as recorded in Book 1640, page 87; All Easements as shown on plat recorded in Book 4060, page 104; Easement in favor of Cumberland Telephone and Telegraph Co., as recorded in Book 662, page 743; Easement as recorded in Book 626, page 556, Davidson County Register of Deeds Office.

Being the same property conveyed to Leigh Anne Payne, by Warranty Deed dated December 30, 1999 and recorded January 7, 2000, in Instrument No. 200001070002497, Davidson County Register of Deeds Office.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2016 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

Leigh Ann Payne (L.S.)

Leigh Ann Payne

STATE OF TN)
COUNTY OF Davidson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Leigh Ann Payne** the within named bargainor/s, 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 seal at office this 31st day of August, 2016

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Cheryl M Rodgers
Notary Public

My Commission expires: 12-22-19

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$102,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of ~~August~~ SEPTEMBER, 2016

Notary Public

My Commission expires: 7.2.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Cassandra Gail Ferguson and Donald Ferguson**
ADDRESS: 2612 Pennington Bend, Nashville, TN 37214

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Cassandra Gail Ferguson and Donald Ferguson**
ADDRESS: 2612 Pennington Bend, Nashville, TN 37214
TAX PARCEL ID#: **044 14 0 055.00**