BILL GARRETT, Davidson County
Trans:T20160100929 DEEDWARR
Recvd: 11/15/16 15:37 2 pgs
Fees:13.00 Taxes:2390.20
20161115-0120543

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $646,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2016

Notary Public
Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Colin T. Ferguson 1820 Ordway Place Nashville, TN 37206-1854	NEW OWNER	083-10-0-369.00

WARRANTY DEED

FOR AND IN 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,

Heather C. Bullington, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colin Ferguson and Fiorela Orezzoli, 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 Lot No. 1 on the Plan of Egerton Subdivision, a Resubdivision of Lots 309, 310 and 311 on the Map of Part of McEwen Place of record in Plat at Instrument No. 20050322-0031179, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heather C. Bullington, married by Warranty deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20120203-0010116 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on February 03, 2012. (Value of consideration shown in aforementioned deed $414,669.00.) Being also known as 1820 Ordway Place Nashville, Tennessee 372061854.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1820 Ordway Place, Nashville, TN 37206-1854.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of November, 2016.

Heather C. Bullington

Ryan Bullington by Mike Zeller as Attorney in Fact
Ryan Bullington by Mike Zeller, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heather C. Bullington** 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 at Nashville, Tennessee this 14th day of November, 2016.

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14th day of November, 2016, before me personally appeared Mike Zeller to me known to be the person who executed the foregoing instrument on behalf of Ryan Bullington, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Ryan Bullington.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2016

Notary Public

Commission Expires: 5/8/2018

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY