WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112606 DEEDWARR
Recvd: 12/21/16 14:19 3 pgs
Fees:18.00 Taxes:399.60
20161221-0134343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

LA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Craig Ferguson and Esme Trueheart	new owner	052 01 0 144.00
(NAME)	(NAME)	
517 Forest Park Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eight Thousand And No/100 Dollars ($108,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gerald Logan, unmarried, and Leighanna Murphy, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Craig Ferguson and ~~Esme Trueheart~~, 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:

D. Esme T. Perry-Trueheart

Land in Davidson County, Tennessee, being the North part of Lot No. 9 on the Plan of Forest Park Acreage Tracts at Madison, as of record in Book 843, Page 45, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Forest Park Road at the common corner of Lot No. 8 and 9; thence South 86' East 381 ½ feet to a point; thence South 53 3/4' West 100 feet to a point; thence North 86' West 311 feet, more or less, to a point in the Easterly margin of Forest Park Road, which point is 502 feet North of the Northwest corner of Neeley's Bend Road and Forest Park Road; thence Northerly with the Easterly margin of Forest Park Road, 65 feet to the Point of Beginning .

Being the same property conveyed to Gerald Logan by Special Warranty Deed from HSBC Mortgage Services, Inc., organized and existing under the laws of the United States of America dated January 15, 2008 and recorded February 13, 2008 as Instrument Number 200802130014459, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Gerald Logan and Leighanna Murphy as Joint Tenants with Right of Survivorship by Quitclaim Deed from Gerald Logan dated August 26, 2009 and recorded April 20, 2015 as Instrument Number 201504200034696, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 517 Forest Park Rd, Nashville, TN 37215

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, has 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.

Witness our hands this 16th day of December, 2016.

Gerald Logan

STATE OF CA
COUNTY OF San Mateo

I, the undersigned, a Notary Public for the County of San Mateo and State of CA, do hereby certify that Gerald Logan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of December, 2016.

Carlos Garcia
Notary Public
My Commission Expires: Oct 15, 2017
(SEAL)

CARLOS GARCIA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2041862
SAN MATEO COUNTY
My Comm. Exp. October 15, 2017

File Number: NAT-167125SSO

Leighanna Murphy
by J. Wayne Thomas, attorney-in-fact

STATE OF Tennessee
County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leighanna Murphy as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Leighanna Murphy, for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2016.

Notary Public
My Commission Expires: 9/22/20
(SEAL)

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

File Number: NAT-167125SSO