Davidson County	DEEDWARR
Recvd: 03/17/17 15:34	3 pgs
Fees:18.00 Taxes:495.80	
20170317-0026495	

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $134,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2017. Notary Public My commission expires: 8.4.20
(Notary Stamp)	

THOMAS V. PARKS II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sheri L. Satterfield	**New Owner**	**04401002000**
344 Keeton Ave		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Maria Ferguson, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sheri L. Satterfield, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. W on the unrecorded map of the resubdivision of certain lots in Scenic View, not of record.

SAID Lot " W " is a part of Lots 48 & 49 and is described as beginning at a point in the southwesterly margin of Keeton Avenue a point 1,486.1 northwest from a concrete monument set at the beginning of a curve into Hillman Place, thence South 42 degrees 52' West 170.08 feet to a point; thence North 46 degrees 29' West 72' to a point; thence North 43 degrees 52' East 170.66 feet to the margin of Keeton Avenue; thence with the margin of the same, South 46 degrees 10' East 72.00 feet to the point of beginning.

BEING the same property conveyed to Maria Kristina Dossey by Warranty Deed from The 344 Keeton Avenue Land Trust of record as Instrument No. 20141120-0106810 in the Register's Office for Davidson County, Tennessee; the said Maria Kristina Dossey having since married Zach Ferguson and is now known as Maria Ferguson.

Zach Ferguson, spouse of Maria Ferguson, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 344 Keeton Ave, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of March, 2017.

Maria Ferguson

Zach Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maria Ferguson and Zach Ferguson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of March, 2017.

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 817026

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRJS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

