BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170038403 DEEDWARR
Recvd: 05/05/17 12:15 2 pgs
Fees:13.00 Taxes:397.75
20170505-0044806

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL FERGUESON, ET UX	**SAME**	**142-04-0A-151.00-CO**
(NAME) **8697 OLD CHARLOTTE PIKE**	(NAME)	
(ADDRESS) **PEGRAM, TN 37143**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, MYLA FARRIS, MARY LOIS HOWELL, WILLIAM R. BUCHANON, BRENDA LEE MILLER, A/K/A BRENDA MCDOWELL, WENDELL MCDOWELL, DAVID MCDOWELL, BEING ALL THE HEIRS AT LAW OF ROMONA MCDOWELL, AND CAREY DUNBAR, GREGORY DUNBAR, KEITH DUNBAR, AND PAUL DUNBAR, BEING ALL THE HEIRS AT LAW OF NOLA MAE DUNBAR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARL FERGUESON AND SANDRA FERGUESON, 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 Unit No. 151 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, as amended in Book 6896, Page 144 and Instrument Number 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Condominiums as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to FRANK BUCHANON, by deed from MERRILL LYNCH RELOCATION MANAGEMENT, INC., A CALIFORNIA CORPORATION, of record in Book 5558, page 50, dated January 11, 1980, said Register's Office. The said Frank Buchanon having since died testate on or about August 31, 2016. Pursuant to his will of record in the Seventh Circuit Court Probate Division for Davidson County, Tennessee, Docket No. 17P195, devised subject property to MYLA FARRIS, MARY LOIS HOWELL, WILLIAM R. BUCHANON, BRENDA LEE MILLER, RAMONA MCDOWELL AND NOLA MAE DUNBAR. The said Ramona McDowell having predeceased Frank Buchanon leaving WENDELL MCDOWELL AND DAVID MCDOWELL, AS HER SOLE HEIRS AT LAW. For further reference see Affidavit of Heirship as to the Heirs at Law of Ramona McDowell of record in Instrument No. 20170403-0032312, said Register's Office. The said Nola Mae Dunbar having predeceased Frank Buchanon leaving CAREY DUNBAR, GREGORY DUNBAR, KEITH DUNBAR AND PAUL DUNBAR, AS HER SOLE HEIRS AT LAW. For further reference see Affidavit of Heirship as to the Heirs at Law of Nola Mae Dunbar of record in Instrument No. 20170330-0031156, said Register's Office.

See Limited Powers of Attorney for William R. Buchanon, Mary Lois Howell, Brenda Lee Miller, David McDowell, Wendell McDowell, Keith Dunbar, Paul Dunbar, Gregory Dunbar, and Carey Dunbar, of record in Instrument Nos. 20170419-0038382, 20170419-0038383, 20170419-0038384, 20170419-0038385, 20170419-0038386, 20170419-0038387, 20170419-0038388, 20170419-0038389, and 20170419-0038390 said Register's Office.

This conveyance is subject to matters shown on the Plan of record as Plat Book 5200, page 167; Master Deed and ByLaws of record as Book 5438, pge 699, amended in Book 6896, page 144, Instrument No. 20090819-0078072 and Instrument No. 20150618-0058446; Easement Agreement of record in Book 5074, page 945; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****2017 Property Taxes are assumed by the Grantees herein .****

unimproved ( )
This is improved(X) property, known as **214 OLD HICKORY BLVD., #151, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 3 day of May, 2017.

Myla Farris
Myla Farris

William R. Buchanon
By: Myla Farris, his att.-in-fact
William R. Buchanon
By: Myla Farris, his Attorney-in-Fact

Wendell McDowell
By: Myla Farris, his att.-in-fact
Wendell McDowell
By: Myla Farris, his Attorney-in-Fact

Carey Dunbar
By: Myla Farris, his att.-in-fact
Carey Dunbar
By: Myla Farris, his Attorney-in-Fact

Keith Dunbar
By: Myla Farris, his att.-in-fact
Keith Dunbar
By: Myla Farris, his Attorney-in-Fact

Mary Lois Howell
By: Myla Farris, his att.-in-fact
Mary Lois Howell
By: Myla Farris, her Attorney-in-Fact

Brenda Lee Miller
By: Myla Farris, her attorney-in-fact
Brenda Lee Miller
By: Myla Farris, her Attorney-in-Fact

David McDowell
By: Myla Farris, his attorney-in-fact
David McDowell
By: Myla Farris, his Attorney-in-Fact

Gregory Dunbar
By: Myla Farris, his att.-in-fact
Gregory Dunbar
By: Myla Farris, his Attorney-in-Fact

Paul Dunbar
By: Myla Farris, his att.-in-fact
Paul Dunbar
By: Myla Farris, his Attorney-in-Fact

STATE OF KENTUCKY
COUNTY OF Bullitt

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Myla Farris,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of May, 2017.

My commission expires: ~~**November 5, 2018**~~ 02/16/2020

Denise E Lafferty #548903
Notary Public

STATE OF Kentucky
COUNTY OF Bullitt

On this 3rd day of May, 2017 before me personally appeared **Myla Farris,** Attorney-in-Fact for **MARY LOIS HOWELL, WILLIAM R. BUCHANON, BRENDA LEE MILLER, WENDELL MCDOWELL, DAVID MCDOWELL, AND CAREY DUNBAR, GREGORY DUNBAR, KEITH DUNBAR, AND PAUL DUNBAR,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **MARY LOIS HOWELL, WILLIAM R. BUCHANON, BRENDA LEE MILLER, WENDELL MCDOWELL, DAVID MCDOWELL, AND CAREY DUNBAR, GREGORY DUNBAR, KEITH DUNBAR, AND PAUL DUNBAR,** and who acknowledged that she executed the same as the free act and deed of **MARY LOIS HOWELL, WILLIAM R. BUCHANON, BRENDA LEE MILLER, WENDELL MCDOWELL, DAVID MCDOWELL, AND CAREY DUNBAR, GREGORY DUNBAR, KEITH DUNBAR, AND PAUL DUNBAR.**

Witness my hand and official seal at office this 3rd day of May, 2017.

My commission expires: 02/16/2020

Denise E Lafferty #548903
Notary Public