WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Robin L Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy L. Sanders	NEW owner	182-00-68
(NAME) 4628 Harpeth Peytonsville Rd ~~13381 Old Hickory Blvd~~	(NAME)	
(ADDRESS) Thompsons Station, TN 37179 ~~Antioch, TN 37013~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Audrey Fergus and Roger Fergus, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randy L. Sanders and Robin L. Sanders, 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 13381 Old Hickory Blvd., Antioch, TN 37013
(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 my/our hands this 31st day of May, 2017.

Audrey Fergus

Roger Fergus

BILL GARRETT, Davidson County
Trans:T20170046355 DEEDWARR
Recvd: 06/01/17 10:16 3 pgs
Fees:18.00 Taxes:795.50
20170601-0054327

State of Tennessee
County of Davidson

Personally appeared before me Audrey Fergus and Roger Fergus, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12121

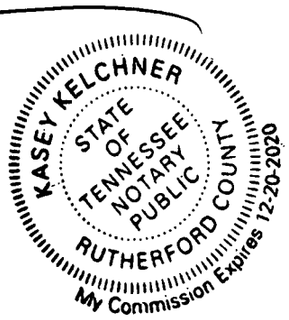


EXHIBIT "A"
LEGAL DESCRIPTION

LAND in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr., & Co., dated December 7, 1960, more particularly described as follows:

BEGINNING at a nail in the center line of Hobson Pike; thence South 83 deg. 30' east a distance of 60.0 feet to a stake; thence south 4 deg. 00' West a distance of 675.0 feet to a stake; thence north 86 deg. 50' west a distance of 533.0 feet to a point in the fence; thence north 86 deg. 30' west a distance of 306.0 feet to a nail in the center line of Hobson Pike; said point being 0.15 miles to Cane Ridge Road in a southwesterly direction; thence along the center line of Hobson Pike, North 57 deg. 15' east a distance of 375.0 feet to a nail; thence still along the center line of Hobson Pike, North 51 deg. 55' east a distance of 465.0 feet to a nail; thence still along the center line of Hobson Pike, North 45 deg. 25' east a distance of 203.5 feet to the point of beginning. Said tract being designated as Tract "B", and containing 6.5 acres, more or less.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to Archer Berschel Harris and wife, Willar Grace Harris, by deed from John Burton Edwards and wife, Dovie M. Edwards, of record in Book 4433, Page 702, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller and Co., Surveyors, dated May 12, 1970, as follows:

BEGINNING at a point in the center line of Old Hickory Blvd., at the northeast corner of the Edwards property; thence N. 51° 55' E. 238 feet along said center line to a point; thence continuing N. 45° 25' E. 203.5 feet along said center line to a point; thence S. 83° 30' E. 60 feet to a point; thence S. 4° 00' W. 675 feet to a corner post; thence N. 86° 50' W. 56.3 feet to a concrete monument; thence N.36° 40' W. 484 feet to the point of beginning, and containing 3.3 acres, more or less.

Being the same property conveyed to Audrey Fergus, married, by deed of record in Instrument No. 20081022-0105748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Roger Fergus joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.