Davidson County	DEEDWARR
Recvd: 07/07/17 12:51	2 pgs
Fees:13.00 Taxes:1017.50	
20170707-0068506	

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Moises Flores Pereida and Laura Elena Rodriguez	First Community Mortgage, Inc.	173 00 0 022.00
(NAME)	(NAME)	
14669 Old Hickory Blvd.	262 Robert Rose Dr., Suite 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Randall C. Ferguson, a married man and Larry D. Ferguson, a married man, tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Moises Flores Pereida, a married man Laura Elena Rodriguez, 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 the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being a part of certain tracts designated as Nos.4 and 4-C of the H. H. stone Lands described according to a survey thereof made by Hickerson-Miller, surveyors and Engineers, November 22, 1958.

Said part of said tracts is described as beginning at a point in the center line of Old Hickory Boulevard, Brownlee's Northeast corner as set out in Book 2540, page 431, Register's Office for said County; thence with the center line of said Old Hickory Boulevard North 65° 51' east a distance of 165.4 feet to a point in the center line of said Boulevard, the northeast corner of the subject tract herein described; then south 6° 00' east a distance of 300 feet: thence south 4° 15' east 658.5 feet to a point; then south 55° 15' west, 475.5 feet to a Maple tree; thence due south 11.5 feet to an elm tree: thence north 86° 00' west 336 feet to a point: thence north 13° 45' east 1416.7 feet along said Brownlee's line to the point of beginning, containing 12.9 acres, more or less.

Being the same property conveyed to Mrs. Dorothy R. Ferguson by Warranty Deed from Alex Arnold Lee and wife, Mary Elizabeth Lee dated May 7, 1965 and recorded May 11, 1965 in Book 3889, Page 648, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beauchamp C. Ferguson by Warranty Deed from Dorothy R. Ferguson dated February 28, 1968 and recorded March 1, 1968 in Book 4216, Page 95, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Larry D. Ferguson and Randall C. Ferguson as tenants in common by Personal Representative's Deed from Larry D. Ferguson and Randall C. Ferguson, Co-Personal Representatives of the estate of Beauchamp C. Ferguson dated September 21, 1993 and recorded October 11, 1993 in Book 9111, Page 608, in said Register's Office for Davidson County, Tennessee.

The spouses of the grantors do not join in the execution of this instrument as there is no marital interest to convey.

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.

File Number: FRN-174261FC

unimproved ☐

This is improved ☒ property, known as 14669 Old Hickory Blvd., Antioch, TN 37013

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 6th day of July 2017

Randall C. Ferguson

Larry D. Ferguson

STATE OF Tennessee

County OF Williamson

I, Dawn D. Chase, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Randall C. Ferguson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of July 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

STATE OF Tennessee

County OF Williamson

I, Dawn D. Chase, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Larry D. Ferguson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of July 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-174261FC

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019