WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/17 11:54 4 pgs
Fees:23.00 Taxes:795.50
20170727-0076180

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2017.

Deanna L Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF17-060083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Henry Geny, married	Charles Henry Geny, married	
(NAME)	(NAME)	
7347 Charlotte Pike	7347 Charlotte Pike	129-14-0A-025.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM O. FERRELL, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES HENRY GENY, MARRIED, 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 Apartment Unit No. 305, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5414, page 634, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William O. Ferrell and wife, Ruth Jackson Ferrell by Special Warranty deed from James I. Vance Berry and Richard F. Warren, Jr., Trustees of the Wade and Marvine Travis Trust of record in Book 9771, page 268, Register's Office for Davidson County, Tennessee, dated August 22, 1995 and recorded on August 23, 1995.

Mary Ruth Jackson Ferrell, having sinced passed December 13, 2016.
August 22, 1995 and recorded on August 23, 1995.

(Value or consideration shown in aforementioned deed $100,000.00.)

Being also known as 6666 Brookmont Terrace #305 Nashville, Tennessee 37205.

unimproved ☐
This is improved ☑ property, known as 6666 Brookmont Terrace #305, Nashville, TN 37205
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness William O. Ferrell this 25 day of July, 2017

William O. Ferrell, by Douglas A. Ferrell, Attorney in Fact

STATE OF _____
COUNTY OF _____

On this the 25th day of July, 2017, before me personally appeared William O. Ferrell and wife, Ruth Jackson Ferrell, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the25th day of July, 2017.

_____
Notary Public

My Commission Expires:

STATE OF Tennessee

COUNTY OF Williamson

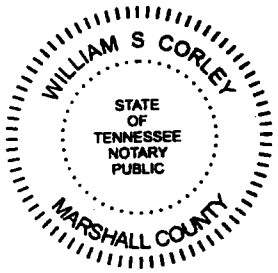
On this the 25th day of July, 2017, before me personally appeared Douglas A Ferrell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William O. Ferrell and who acknowledged he executed the same as the free act and deed of the said William O. Ferrell.

Witness my hand and official seal, this the 25th day of July, 2017.

Notary Public

My Commission Expires: 6/29/21

(SEAL)



True Copy Certification

I, Jamie Ivey, 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 therewith 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, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY