Boy 36
(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068013 DEEDWARR
Recvd: 08/07/17 13:26 3 pgs
Fees:18.00 Taxes:1165.50
20170807-0080592

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

SR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2017.

June E. Rowell

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK170342TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erin Blair, an unmarried person	Erin Blair, an unmarried person	
(NAME) 517 Inwood Drive	(NAME) 517 Inwood Drive	133 13 0 110.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS W FERGUSON AND CHARLOTTE B FERGUSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIN BLAIR, AN UNMARRIED PERSON, 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 Lot No. 54 on the Plan of Abbay Hall, Section 1, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being in all respects the property conveyed by Deed from Peter Stratton and wife, Teresa Stratton to Thomas W. Ferguson and wife, Charlotte B. Ferguson, dated December 20, 2000 and recorded December 27, 2000 in Instrument No. 20001227-0126201, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 517 Inwood Drive, Nashville, TN 37211

(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 Thomas W Ferguson and Charlotte B Ferguson, husband and wife this 4 day of August 2017.

Thomas W Ferguson

Charlotte B Ferguson by Thomas W Ferguson attorney in fact

Charlotte B Ferguson by Thomas W Ferguson
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4 day of August, 2017, before me personally appeared Thomas W Ferguson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 4 day of August, 2017.

Commission Expires: May 23rd 2018

Carla D Moore

Notary Public

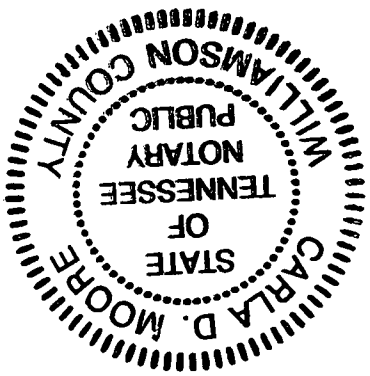
CARLA D. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee

County of Davidson

I, Carla D Moore, a Notary Public in and for said County and State, do hereby certify that **Thomas W Ferguson**, Attorney-in-Fact for **Charlotte B Ferguson**, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of **Charlotte B Ferguson** and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said **Thomas W Ferguson**, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Charlotte B Ferguson**. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 4 day of August, 2017.



Carla D Moore

Notary Public:

My Commission Expires: May 23rd 2018