BILL GARRETT, Davidson County
Trans:T20170072317 DEEDWARR
Recvd: 08/21/17 11:47 2 pgs
Fees:13.00 Taxes:314.50
20170821-0085616

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 11/30/19

(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old Charlotte Pike Miniature Horse Farm, Inc.	Old Charlotte Pike Miniature Horse Farm, Inc.	11200002200
(NAME)	(NAME)	
4124 Franklin Road	4124 Franklin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Carl Fergueson, Patricia Fesmire, Julia Briley, and Peggy Miller,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Old Charlotte Pike Miniature Horse Farm, Inc.,** 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, and being more particularly described in a Deed of record in Book 965 at page 225, Register's Office for Davidson County, Tennessee, as follows:
Beginning in the center of the New Charlotte Road; thence North 51 degrees West 58 poles to a stake, 1/2 pole westerly from a red oak stump with several small sprouts marked as pointers on a ridge of J.D. Gourley's corner; thence with his line, South 74 degrees West 24 poles to a stake with a small Sassafras marked as a pointer his corner on North hillside near top; thence South 36 degrees West 30 poles to a stake with red oak pointer on a Southwest hillside, his corner; thence South 35 degrees East 76-1/3 poles to a stake in center of said Charlotte Road, his corner; thence with same North 38 degrees East 70-2/5 poles to the point of BEGINNING, containing 26-1/4 acres, more or less.

Being the same property conveyed to Catherine J. Richards, a widow by Quitclaim Deed from Helen B. Fergueson, a widow, trustee recorded on April 30, 1993, of record in Book 8931, Page 238, Register's Office for Davidson County, Tennessee. The said Catherine J. Richards having since died testate on February 13, 2015 vesting the subject property in Carl Fergueson, Patricia Fesmire, Julia Briley and Peggy Miller by virtue of the last will and testament of Catherine J. Richards in the Chancery Court for Sumner County, Probate Division Docket No. 2015 PR-238.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☑

This is improved ☐ property, known as 0 Old Charlotte Pike, Pegram, TN 37143
(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 17th day of August, 2017.

Carl Fergueson

Patricia Fesmire, Individually and as Exectutrix

Julia Briley, Individually and as Executrix

Peggy Miller

State of Tennessee
County of Williamson

Personally appeared before me Carl Fergueson, Peggy Miller, Patricia Fesmire, Individually and as Exectutrix and Julia Briley, Individually and as Executrix, 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 17th day of August, 2017.

Notary Public
My Commission Expires: 7/1/2021

File No.: 12329

AMANDA L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.