RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Denise Ballard Pritchard
Affiant

Subscribed and sworn to before me, this the 30 day of November, 2017.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 32699 DEEDWARR
12/04/2017 12:19:00 PM 2 pgs
Fees: $13.00 Taxes: $732.60

20171204-0123360

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Denise Ballard Pritchard	New owner	**142-07-0C-065.00 CO**
278 Myhr Green		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald Keith Ferguson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Denise Ballard Pritchard, unmarried

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 Unit No. 65 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, including without limitation the bylaws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, and further amended in Instrument No. 20111101-0084880, said Register's Office, to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to PEGGY SMOTHERS, by deed from BARBARA NICHOLSON, AND TYLER ELLENDORF AND PAULINE ELLENDORF, EACH WITH A 1/3 UNDIVIDED INTEREST, of record in Instrument No. 20130805-0081518, dated August 2, 2013, said Register's Office.

PEGGY SMOTHERS, AKA PEGGY T. FERGUSON-SMOTHERS died testate on or about March 20, 2017. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 17P679, directed the subject property to be administered as part of her Estate, under the control of the Executor, DONALD KEITH FERGUSON.

DONALD KEITH FERGUSON, EXECUTOR OF THE ESTATE OF PEGGY T. FERGUSON-SMOTHERS conveyed the subject property to DONALD KEITH FERGUSON by Executor's Quitclaim Deed of record in Instrument No. 20171023-0108430, dated October 17, 2017, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as 278 Myhr Green, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 30 day of November, 2017.

Donald Keith Ferguson

Donald Keith Ferguson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Donald Keith Ferguson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 **day of** November, **2017.**

E Prophet

Notary Public

My Commission Expires: 8-20-2019

