Bill Garrett Davidson County
Batch# 60026 DEEDWARR
02/16/2018 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $667.00
20180216-0015505

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,271.00

Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

Notary Public

My commission expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marc F. Visnick **Samantha D. Ferguson**	NEW OWNER ~~**HOMESTEAD FUNDING CORP.**~~	**05205010300**
325 E. Palestine Avenue		
Madison, TN 37115		

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

Sarah Hurd (formerly known as Sarah Keiser), a married woman

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

Marc F. Visnick and Samantha D. Ferguson, 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 Davidson County, Tennessee, being Lot No. 1, on the Map of Red Bud Terrace Subdivision, of record in Book 843, page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sarah Keiser and Dave Keiser, wife and husband, by Warranty Deed from M & W Real Estate Solutions, LLC, dated February 11, 2008, of record in Instrument No. 20080212-0014154, Register's Office for Davidson County, Tennessee. Dave Keiser conveyed his interest in subject property to Sarah Keiser, by Quitclaim Deed dated August 26, 2015, of record in Instrument No. 20150904-0090481, Register's Office for Davidson County, Tennessee. Sarah Keiser having since married Ryan Hurd and now being known as Sarah Hurd.
****Ryan Hurd joins in the execution for the purpose of conveying all his rights and interest, marital or otherwise.****

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 843, page 41, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 325 E. Palestine Avenue, Madison, TN 37115.

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 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 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.

Sarah Hurd Date: 15 Feb 18
Sarah Hurd

Date: 15 Feb 18
Ryan Hurd

STATE OF Colorado

COUNTY OF El Paso

Personally appeared before me, a Notary Public of said County and State, Sarah Hurd and Ryan Hurd, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of February, 2018.

GRANTED GENERAL POWERS OF NOTARY PUBLIC
10 U.S.C. 1044a

DEBORAH L DENNEY
SFC, US ARMY
PARALEGAL NCO
TITLE 10US C1044A

NOTARY PUBLIC

My Commission Expires: 07 07 2019

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

