STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $525,000.00.

emily joner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of March, 2018.

Cassie Lovvorn
NOTARY PUBLIC

My commission expires: 3/3/19

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 66070 DEEDWARR
03/07/2018 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20180307-0021401

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Leisa Hans and Tommy Hans	New Owner	05206003400
(NAME)	(NAME)	
810 Berwick Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $525,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **John R. Ferguson, Executor of the Estate of J. Roger Ferguson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Leisa Hans and Tommy Hans, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Candace Heights, of record in Book 2330, page 78, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the south side of Berwick Trail and runs back between lines, 351.7 feet more or less on the west line and 349.4 feet more or less on the east line to the waters edge of Cumberland River shown on said plan on which it measures 150 feet more or less.

Being the same property conveyed to J. Roger Ferguson, unmarried by deed from David Lynn Melgaard, as devisee under the Last Will and Testament of Ruth Lynn Melgaard, deceased, of record in Instrument No. 20160523-0051159, said Register's Office. The said J. Roger Ferguson having since deceased on or about October 24, 2017.

This property is __unimproved _X_improved property known as: 810 Berwick Trail, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of March, 2018.

Estate of J. Roger Ferguson

BY: John R. Ferguson EXECUTOR
John R. Ferguson, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of the Estate of J. roger Ferguson, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2018.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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, Deanna Cooper, 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: 05/13/2020

