Bill Garrett Davidson County
Batch# 66898 DEEDWARR
03/09/2018 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,011.21
20180309-0022358

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $273,300.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2018.

Notary Public
My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carlos Alberto Orozco Ibarra & Erika Fuentes Ibarra 1825 Cottage Grove Way Antioch, TN 37013	CARLOS ALBERTO OROZCO IBARRA 1825 COTTAGE GROVE WAY ANTIOCH, TN 37013	173-05-0B 029.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL A. FERGUSON AND ANGELA C. FERGUSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CARLOS ALBERTO OROZCO FUENTES AND ERIKA FUENTES IBARRA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 29 on the plan of Cottage Grove of record in Instrument Number No. 20071213-0143631 which was voided and vacated by Plat of Cottage Grove, Revision 1 of record in Instrument No. 20100406-0025553, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Ferguson and Angela C. Ferguson, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 06/21/2010, of record in Instrument No. 20100623-0049015, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1825 Cottage Grove Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MF af

Witness my hand this the 8th day of March, 2018.

Michael A. Ferguson

Angela C. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

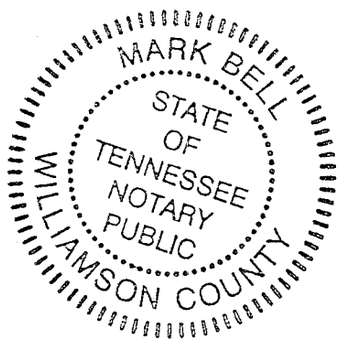
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael A. Ferguson and Angela C. Ferguson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2018.

My commission expires:

1/9/21

Notary Public



Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY