WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$472,499.00.**

Affiant

Subscribed and sworn to before me this 29 day of March, 2018.

Notary Public

My Commission expires: 08/22/2021
(Affix Seal)

Bill Garrett Davidson County
Batch# 76350 DEEDWARR
04/04/2018 02:25:59 PM 2 pgs
Fees: $13.00 Taxes: $1,748.25
20180404-0031740

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2019

THIS INSTRUMENT PREPARED BY

Cobb Law Group, L.P., James W. Cobb, Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mustard Seed Living, LLC	Same as Owner	91-12 Par: 95
938 Mansfield Ave.		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the **Ferguson Revocable Living Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mustard Seed Living, LLC,** hereinafter called the GRANTEE, the following described real estate, situated and being located in Wilson County, Tennessee:

Land in Davidson County, Tennessee, being Lots 301, 303, and 305 of Block 40, on the Map of Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee; said lots adjoin and front together 80.5 feet on the North Side of Georgia Avenue and run back between parallel lines along the West margin of 44th Avenue North, 150 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO the Ferguson Revocable Living Trust, BY QUITCLAIM DEED FROM CAROL J. FERGUSON, OF RECORD 20071113-0132967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 12, 2007 AND RECORDED NOVEMBER 13, 2007.

This is improved property known as 4400 Georgia Ave. Nashville, TN 37209.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hand this March 29, 2018.

Carol J. Ferguson Trustee For Ferguson Revocable Living Trust

Ferguson Revocable Living Trust by Trustee
Carol J. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CAROL J. FERGUSON, TRUSTEE FOR THE FERGUSON REVOCABLE LIVING TRUST,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this MARCH 29, 2018.

My commission expires 3-8-2021

Notary Public

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021