WARRANTY DEED

Bill Garrett Davidson County
Batch# 79967 **DEEDWARR**
04/12/2018 09:37:13 AM 2 pgs
Fees: $13.00 Taxes: $436.60

20180412-0034379

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/18/2020

(AFFIX SEAL)

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Solid Rock Properties LLC	James Dixon	04111006700
(NAME)	(NAME)	
1144 Fairvue Village Lane	~~1217 Sussex Ct.~~ Same	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	~~Nashville, TN 37207~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Donald E. Ferguson and Cassandra Ferguson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The Solid Rock Properties, LLC, a Tennessee limited liability company**, 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. 336 on the Plan of Bellshire Estates, Section A, of record in Book 2331, page 115, Register's Office for said County.
Said Lot is described as follows: Beginning at a point in the easterly margin of Sussex Drive, the common corner of Lots 336 and 334; thence with the line between said lots, easterly 193.1 feet to a point; thence and northwardly 199.5 feet to a point in the southerly margin of Sussex Court; thence with the margin of same, westwardly 203 feet to a point, the beginning of a curve; thence southwestwardly around said curve with a radius of 25 feet, 39.3 feet to a point in the easterly margin of Sussex Drive; thence with the margin of the same southwardly 180 feet to the beginning.

Being the same property conveyed to Donald E. Ferguson by Quitclaim Deed from Annie LaVon Ferguson, now Annie LaVon Donaldson, a widow recorded on July 29, 2003, of record in Instrument No. 20030729-0106269, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1217 Sussex Ct., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 10th day of April, 2018.

Donald E. Ferguson

Cassandra Ferguson

State of Tennessee
County of Williamson

Personally appeared before me Donald E. Ferguson and Cassandra Ferguson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2018.

Notary Public
My Commission Expires: 11/14/21

File No.: 12845

COUNTY OF WILLIAMSON J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC