WARRANTY DEED

Bill Garrett Davidson County
Batch# 96048 **DEEDWARR**
05/23/2018 01:56:16 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20180523-0049492

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 10/20/20

(AFFIX SEAL)

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP and PARCEL NUMBERS
Owen William Ferguson	New Owner	117-5-192.00
(NAME)	(NAME)	
P.O. Box 649		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37077		
(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, I, **HARVEY 11 TENNESSEE, LLC,** a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Owen William Ferguson, and wife and Rhonda S. Ferguson,** 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. 11 and 12, Block C, Revised Plan of the Life and Casualty Co.'s Subdivision of Woodmont Acres, as shown on Plat of Record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harvey 11 Tennessee, LLC, a Tennessee limited liability company by deed from Timothy C. Harvey, a married man, dated April 4, 2018, of record in Instrument No. 20180404-0031572, said Register's Office.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3619 Woodmont Boulevard, Nashville, TN 37215
(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 21st day of May, 2018.

HARVEY 11 TENNESSEE, LLC

By Timothy Charles Harvey, President

State of Tennessee
County of Davidson

Before me, the undersigned, of the state and county aforementioned, personally appeared Timothy Charles Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the President of HARVEY 11 TENNESSEE, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 21st day of May, 2018.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 38883

