FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 12, 2018.** Notary Public MY COMMISSION EXPIRES: 7/5/21 (AFFIX SEAL)

REGINA BLATT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

Bill Garrett Davidson County
Batch# 104635 **DEEDWARR**
06/14/2018 11:01:04 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180614-0057185

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0190**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Lee Talbert and Natalie Udwin	new owners	**6-16-103**
(NAME) **157 Dellway Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Natalie Ferwerda, married woman and Justin Ferwerda, her husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Lee Talbert and Natalie Udwin, spouses married to each other,** 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. 285 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 285 fronts 75 feet on the northerly side of Dellway Drive and runs back between parallel lines 299.7 feet on the westerly line and 304.5 feet on the easterly line, to a deadline in the rear, measuring 75.1 feet thereon.

Being the same property conveyed to Natalie Ferwerda, married woman, by Warranty Deed from Jerry Wayne Ragan, dated September 24, 2014, filed of record in Instrument No. 20141003-0092027, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the follow: all matters shown on the Plan of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, TN.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4155, Page 516, Register's Office for Davidson County, TN.

Subject to all matters set out in Metro Ordinance Bill No. 090-1367

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-151

unimproved ☐
This is improved ☒ property, known as **157 Dellway Drive, Nashville, TN 37207**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **June, 2018**.

Natalie Ferwerda

Natalie Ferwerda

Justin Ferwerda

Justin Ferwerda

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Natalie Ferwerda and Justin Ferwerda**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **June, 2018**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY