Bill Garrett Davidson County
Batch# 107116 DEEDWARR
06/21/2018 10:34:09 AM 2 pgs
Fees: $13.00 Taxes: $118.40
20180621-0059904

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1258

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Janice Collins
Affiant

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of June, 2018

Robin S. Edwards
Notary Public
Commission Expires: 3/24/2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Moni Quasem 8779 Highway 100 Nashville, TN 37221	NEW OWNER	169 00 0 028.00

WARRANTY DEED

FOR AND IN 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, I/WE,

John M. Ferguson and wife, Barbara Ferguson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monirul A. Quasem

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 the 9th Civil District of said County and State, described according to a survey made by S.H. Hutchison, Surveyor, September 27, 1965, as follows:

Beginning at a point in the center of U.S. Highway No. 100 at the intersection of the center line of said Highway and the eastern boundary line of the Henry Jarrell Lot; thence with the center of said Highway, north 69° east 287 feet to a point at a culvert; thence south 5° 30' west 25 feet to a stake at the end of the southwest wing of said culvert; thence south 35° west 130 feet to a stake, formerly a white oak; thence south 55° west 252.5 feet to a stake in the eastern boundary line of the Henry Jarrett lot; thence with same, north 4° east 172 feet to the beginning, containing 0.87 of an acre, more or less.

Being the same property conveyed to John M. Ferguson by warranty deed from Baxter Clarence Cox and wife, Annie Marie Cox of record in Book 4223, page 414, Register's Office for Davidson County, Tennessee, dated 03/29/1968 and recorded on 03/29/1968.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8779 Highway 100, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of June, 2018.

JOHN M. FERGUSON BY: ATTY IN FACT.
John M. Ferguson by Bradley Causey, Attorney in Fact

BARBARA FERGUSON ATTY IN FACT.
Barbara Ferguson by Bradley Causey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 14 day of June, 2018, before me personally appeared Bradley Causey to me known to be the person who executed the foregoing instrument on behalf of John M. Ferguson, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said John M. Ferguson.

Witness my hand and official seal at Brentwood, Tennessee, this 14 day of June, 2018

Notary Public

Commission Expires: 5/2/22

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 14 day of June, 2018, before me personally appeared Bradley Causey to me known to be the person who executed the foregoing instrument on behalf of Barbara Ferguson, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Barbara Ferguson.

Witness my hand and official seal at Brentwood, Tennessee, this 14 day of June, 2018

Notary Public

Commission Expires: 5/2/22

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY