Return To: 18-0209
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 109837 DEEDWARR
06/28/2018 10:53:29 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180628-0062450

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Alex Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2018.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: 9-16-20
(AFFIX SEAL)

JM-CPC-18-1021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie T. Ferwerda and Justin M. Ferwerda	Security National Mtg. Co.	
(NAME)	(NAME)	061-11-0-081.00
1021 McMahan Ave	5300 South 360 West. Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murray UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET ADAMS SHIPP HARDIN, HEIR AT LAW FOR KRISTEN DEITRICK AND TODD ADAMS DEITRICK AS EXECUTOR OF THE ESTATE OF KRISTEN DEITRICK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE T. FERWERDA AND JUSTIN M. FERWERDA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of I.C. McMahan's Subdivision of Maplewood Lands of record in Plat Book 547, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Deitrick, a single woman by Warranty deed from Michael Kump and Tami White nka Tami Kump, husband and wife of record in Instrument No. 20161209-0129357 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 09, 2016.

The said Kristen Deitrick died November 20th, 2017 as evidenced in probate case No. 17P2176 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 547, Page 78, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 McMahan Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 25th DAY OF JUNE, 2018.

Margaret Adams Shipp Hardin

Todd Adams Deitrick,
Executor for the Estate of Kristen Deitrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET ADAMS SHIPP HARDIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD ADAMS DEITRICK, EXECUTOR of the THE ESTATE OF KRISTEN DEITRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212