Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this ___ day of December, 2018.

Notary Public
My commission expires: 1/24/21

Karen Y Johnson Davidson County
Batch# 174144 DEEDWARR
12/14/2018 10:42:12 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20181214-0121767

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

04-1810-57024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amy N. Ferguson 601 Old Hickory Blvd., Unit 104 Brentwood, TN 37027	New Owner	171-03-0-B-287.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin **Vanderklok and wife, Marlene Vanderklok**, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to **Amy N. Ferguson, unmarried woman**, hereinafter called the Grantees, their successors 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 Unit 49, on the Plan of Phase Two, Section Seven, Townhomes of Frederickburg, of record at Book 9700, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Vanderklok and wife, Marlene Vanderklok by deed from Brandon D. Mead and spouse, Rachel R. Mead, dated July 30, 2014, recorded August 4, 2014, of record in Instrument No. 20140804-0069483, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 601 Old Hickory Blvd., Unit 104, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 hand this 4th day of December, 2018

B Vanderklok by M Vanderklok attorney in fact M Vanderklok

Benjamin Vanderklok
By: Marlene Vanderklok, Attorney-in-fact

Marlene Vanderklok

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marlene Vanderklok**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna (city), TN, this 4th day of December, 2018

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Marlene Vanderklok** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for **Benjamin Vanderklok** and that he/she is authorized by **Benjamin Vanderklok** to execute this instrument on his/her behalf.

Witness my hand in Smyrna (city), TN, this 4th day of December, 2018

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020