Karen Johnson Davidson County
Batch# 209272 DEEDWARR
03/25/2019 09:20:01 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20190325-0026520

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Lia Dunning
Affiant

Subscribed and sworn to before me, this 18TH DAY OF MARCH, 2019.

Sarah M. Troupe
Notary Public

MY COMMISSION EXPIRES: 11/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Voney Carstedt, a married man	Quicken Loans (NAME)	
524 Donald Avenue (ADDRESS)	1050 Woodward Ave. (ADDRESS)	026-09-0-017.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dora L. Ferguson, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Voney Carstedt, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON, TENNESSEE BEING LOT NO. 17 ON THE PLAN OF CLARK PLACE, SECTION 5, AS OF RECORD IN BOOK 2331, PAGE 159, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE METES AND BOUNDS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND T. FERGUSON AND WIFE, DORA L. FERGUSON, BY WARRANTY DEED FROM THE BANK OF GOODLETTSVILLE, A TENNESSEE BANKING CORPORATION, OF RECORD IN DEED BOOK 7168, PAGE 789, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. RAYMOND T. FERGUSON HAVING SINCE DIED ON JANUARY 28, 2017, LEAVING DORA L. FERGUSON HIS SURVIVING SPOUSE AS TENANT BY THE ENTIRETY.

RAYMOND T. FERGUSON, JR. EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF DORA L. FERGUSON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20190325-0026519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 524 Donald Avenue, Goodlettsville, TN 37072
(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 hand(s) this 18th day of March, 2019.

WARRANTY DEED

(Continued)

Dora L. Ferguson by Raymond T. Ferguson, Jr.,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 18th day of March, 2019, before me, a Notary Public, in and for said County and State, personally appeared Raymond T. Ferguson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dora L. Ferguson, acknowledged that such persons executed the same as the free act and deed of the said Dora L. Ferguson.

Witness my hand and seal, this 18th day of March, 2019.

Notary Public
My commission expires:

~~RETURN TO:~~
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-23-2019

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075