Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0055W-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Karen Johnson Davidson County
Batch# 230070 DEEDWARR
05/15/2019 09:26:06 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20190515-0045660

Affiant

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2019

Annemarie Cain

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Nancy Ryans 3114B Brickdale Lane Nashville, TN 37218	Nancy Ryans 8235 Wikle Rd E Brentwood TN 37027	Map/parcel: 060-03-0-172.00

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

Courtanye R. Ferguson

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Ryans, Married

HEREINAFTER CALLED THE GRANTEE(S), HER 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. 25-A on the Plan of Zone Lot Division, Lots 22-25, Inclusive, Section 1, Creekwood Estates, as shown on plat of record in Plat Book 6200, Page 174, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Courtanye R. Ferguson, married, by Warranty Deed from Richard L. Brown, dated 3/11/99 in Book 11397, Page 696 in the Register's Office of Davidson County, Tennessee. See also, Quitclaim Deed from Martha L. Butler, dated 4/16/99 and recorded 6/1/99 in Book 11505, Page 200, to correct erroneous conveyance of Lot No. 25-A to Martha L. Butler in Warranty Deed of record in Book 11222, Page 10, in the Register's Office of Davidson County, Tennessee. Gregory Ferguson hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 3114B Brickdale Lane Nashville, TN, 37218

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 7th day of May, 2019

Courtanye R. Ferguson

Courtanye R. Ferguson

Gregory Ferguson

Gregory Ferguson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Courtanye R. Ferguson and Gregory Ferguson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2019

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY