WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph R. Ferguson and Carolyn K. Ferguson	USAA FEDERAL SAVINGS BANK	09107047400
(NAME)	(NAME)	
4907 Kentucky Avenue	10750 MCDERMOTT FREEWAY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAN ANTONIO, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hawkins Enterprises, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph R. Ferguson and Carolyn K. Ferguson, husband and wife,** 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 Davidson County, Tennessee, being Lot No. 812 of Block 139 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page(s) 74 and 75, 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 part of the same property conveyed to Hawkins Enterprises, LLC, a Tennessee Limited Liability Company by deed dated April 23, 2018 from Radius Investments, LLC, a Tennessee Limited Liabilty Company of record in Instrument No. 20180425-0039075, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Radius Investments, LLC, a Tennessee limited liability company by Quitclaim deed from Radius Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20171220-0129783 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 20, 2017.

Being the same property previously conveyed to Radius Investments, LLC, a Tennessee Limited Liability Company by deed dated May 25, 2016 from Carol A. Frysinger of record in Instrument No. 20160527-0053521, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4907 Kentucky Avenue, Nashville, TN 37209
(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.

Karen Johnson Davidson County
Batch# 253868 **DEEDWARR**
07/08/2019 03:52:07 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20190708-0066421

Witness my/our hands this **3rd** day of **July, 2019.**

Hawkins Enterprises, LLC, a Tennessee Limited Liability Company

By: Debbie Laster Authorized Agent
Debbie Laster, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Debbie Laster** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Hawkins Enterprises, LLC, a Tennessee Limited Liability Company and that she as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as **Authorized Agent.**

WITNESS my hand and seal this 3rd day of July, 2019.

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Ferguson