Karen Johnson Davidson County
Batch# 261753 DEEDWARR
07/25/2019 08:22:11 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20190725-0072915

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/22/2021
File No. G19-5730

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Ferguson and Sherri Ferguson	David & Sherri Ferguson	7-14-A-3-CO
(NAME)	(NAME)	
2208 Kayla Dr.	2208 Kayla Dr.	
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Arles B. Greene, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Ferguson and Sherri 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. 3 on the Plan of Greenview Estates of record in Plat at Instrument No. 20011213-0137531, 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 Arles B. Greene by Deed dated April 30, 1999 from Wilford E. Bailey and wife, Phyllis Ann Bailey, recorded May 5, 1999, in Book 11463, Page 489, Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Stormwater Detention Agreement of record by Instrument No. 20010223-0017162, said Register's Office.
3. Easement to NES by Instrument No. 20010314-0024209, said Register's Office.
4. Easement to Bellsouth Telephone by Instrument No. 20010314-0024210, Register's Office for Davidson County, Tennessee.
5. Permanent Drainage Easement as recorded in Book 6173, page 477, Register's Office for Davidson County, Tennessee.
6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded by Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee.
7. Restrictions as recorded by Instrument No. 20060309-0027314, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Arles B. Greene is signed by his duly appointed Attorney-in-fact Deborah Greene, pursuant to the Power of Attorney recorded in Record Book * , page _____, said Register's Office.
* 20190725-0072914
This is improved property, known as 2208 Kayla Dr, Goodlettsville, TN 37072.

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. Whenever 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 11th day of July, 2019.

Arles B. Greene by Deborah Greene, his Attorney-In-Fact

Deborah Greene, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Deborah Greene, Attorney-in-Fact for Arles B. Greene, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of July, 2019.

Preston D Matthews
Notary Public

My Commission Expires: 6/22/21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY