WARRANTY DEED

Karen Johnson Davidson County
Batch# 263748 DEEDWARR
07/30/2019 08:49:37 AM 2 pgs
Fees: $13.00 Taxes: $473.60

20190730-0074714

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan O. Yasso	SAME	135080A81900CO
(NAME)	(NAME)	
819 Long Hunter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Kevin Ferguson, an unmarried persona, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Jordan O. Yasso, an unmarried woman, hereinafter called the GRANTEE, her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 819 in Nashboro Village Nineteen Condominium, a horizontal property regime, as shown on the plat of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Kevin Ferguson, an unmarried person, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated 10/07/2005 and recorded 10/25/2005, of record in Instrument No. 20051025-0128683, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 80; all matters shown on the plat of record in Plat Book 4660, Page 85; Covenants, conditions, easements and restrictions recorded in Book 4827, Page 14, and Supplemental recorded in Book 5469, Page 840,in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Covenants, conditions, easements and restrictions recorded in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement including terms and conditions thereof as recorded in Book 8524, Page 546; Charter of record in Book 4828, Page 834; and Charter of record in Book 5344, Page 959, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 819 Long Hunter Court, Nashville, TN 37217

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of July, 2019.

By: _____
Kevin Ferguson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Ferguson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of July, 2019.

_____
Notary Public:
My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122