WARRANTY DEED

Karen Johnson
Batch# 276711
08/27/2019 09:09:25 AM
Fees: $13.00 Taxes: $601.25

Davidson County
DEEDWARR
2 pgs

20190827-0086051

R-CR-19-214

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DELWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carl Fergueson and Sandra Fergueson	**Same as New Owner**	
(NAME) **8697 Old Charlotte Pike**	(NAME)	**142-04-0A-143.00**
(ADDRESS) **Pegram, TN 37143**	(ADDRESS)	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTEN HOLSCHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL FERGUESON AND SANDRA FERGUESON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 143, on the plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office of said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of Book 5438, page 699, amended in Book 6082, page 866, Book 7886, page 939 and Instrument no. 20020321-0034877, said Register's Office.

Being the same property conveyed to Kristen Annmarie Bradley by Warranty deed from Sonia R. Tratch Cavolo, married of record in Instrument No. 20040225-0021099 Register's Office for Davidson County, Tennessee, dated February 20, 2004 and recorded on February 25, 2004.

The said Kristen Annmarie Bradley having since married and now being known as Kristen Holscher.

The above-described property is not the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Bele Forestof record in Book 5438, Page 699, amended in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Belle Forest of record in Book 5460, Page 987, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Easement for construction of drainage facility of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary sewer of record in Instrument Number 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 8019, Page 126, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer of record in Book 8248, Page 214, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Old Hickory Boulevard, #143, Nashville, Tennessee 37221**.

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 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), 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 the 22nd DAY OF AUGUST, 2019.

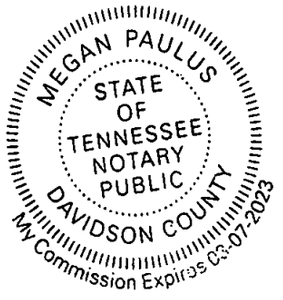
Kristen Holscher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of August, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212