WARRANTY DEED

Karen Johnson Davidson County
Batch# 296154 DEEDWARR
10/04/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $249.75
20191004-0101835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Jamita Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. SWITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gary Henriksen and Mona Mashayekhi	Gary Henriksen and Mona Mashayekhi	168 00 0 095.00 and 168 00 0 094.00
(NAME)	(NAME)	
8849 Hwy100 and 8101 Old Harding Pike	8849 Hwy 100 & 8101 Old Harding Pk	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Barbara C Ferguson, single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary Henriksen and Mona Mashayekhi, 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, described as follows:

Beginning at a stake in James W. Ursery's northwest corner this beginning the south side of the Old Centerville and Nashville Highway, thence south 52 ½° west with said highway 100 feet to a stake; thence south 11° east 22 ½ poles to an iron stake James W. Ursery's corner; thence with his line north 3° east 24 poles to the beginning, containing 44/100 acres, more or less.

Being the same property conveyed to John M. Ferguson by Deed from Marshall Ursery and wife, Mattie Ursery dated September 9, 1960 and recorded September 9, 1960 in Book 3130, Page 215, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John M. Ferguson, and wife, Barbara C. Ferguson by Quitclaim Deed from John M. Ferguson dated January 19, 2012 and recorded January 25, 2012 as Instrument No. 20120125-0006967, in said Register's Office for Davidson County, Tennessee. John M. Ferguson has since died on June 30, 2018, leaving Barbara C. Ferguson as sole owner.

Property Address: 8101 Old Harding Pike, Nashville, TN 37221

Map & Parcel: 168 00 0 094.00

Land in the 9th Civil District of Davidson County, Tennessee. Beginning at a point at the South margin of the Highway No. 100, being the Northwest corner of the Colored Church Lot and running thence with the West Boundary line of said Church lot and with the West Boundary line of Enoch Ursery's, South 3 degrees, West 24 poles 10 a stake in an old stump, said Enoch Ursery's Southwest corner; thence South 52 1/2, degrees, West 20 poles to a stake; thence North 3 degrees East 24 poles to a point in the old Centerville and Nashville Highway; thence North 52 1/2, degrees, East 20 poles to the beginning containing 3 acres more or less.

File Number: FRN-1909774FC

Being the same property conveyed to John M. Ferguson by Deed from James W. Ursery and wife, Edna B. Ursery dated July 31, 1959 and recorded August 10, 1959 in Book 2929, Page 224, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John M. Ferguson, and wife, Barbara C. Ferguson by Quitclaim Deed from John M. Ferguson dated January 19, 2012 and recorded January 25, 2012 as Instrument No. 20120125-0006966, in said Register's Office for Davidson County, Tennessee.

Property Address: 8849 Highway 100, Nashville, TN 37221

Map & Parcel: 168 00 0 095.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 8849 Hwy100 and 8101 Old Harding Pike, Nashville, TN 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 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.

Witness our hands this 25 day of Sep, 2019

Barbara C. Ferguson by [signature] as ATTY IN FACT
Barbara C Ferguson
By Bradley Causey, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Bradley Causey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara C. Ferguson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Barbara C. Ferguson, for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2019.

[signature]
Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1909774FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)