WARRANTY DEED

Karen Johnson Davidson County
Batch# 439441 DEEDWARR
07/17/2020 10:47:27 AM 2 pgs
Fees: $13.00 Taxes: $3,483.55

20200717-0078667

G-TAG-20-759

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$941,500.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$941,500.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(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)
Nicholas F. Ferguson and Kristle Ferguson	**Navy Federal Credit Union**	
(NAME) **759 Saussy Place**	(NAME) **5550 Heritage Oaks Drive**	**115-09-0A-009.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Pensacola, FL 32526**	
(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, **VICTOR FRANK LEDOUX AND WIFE, YENNY M. LEDOUX,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS F. FERGUSON AND KRISTLE FERGUSON, 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 Lot No. 9 on the Plan of The Woods of West Meade, a Planned Unit Development of record in Plat at Instrument No. 20031027-0157620, 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 the same property conveyed to Victor Frank LeDoux and wife, Yenny M. LeDoux by Quitclaim deed from Victor Frank LeDoux, a married man of record in Instrument No. 20171006-0102777 Register's Office for Davidson County, Tennessee, dated October 05, 2017 and recorded on October 06, 2017. Being the same property conveyed to Victor Frank LeDoux, unmarried man by Quitclaim deed from Matt J. Dulin and Tara L. Dulin, husband and wife of record in Instrument No. 20170717-0071728 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 17, 2017. Being the same property conveyed to Victor Frank LeDoux, an unmarried man by Quitclaim deed from Gretchen Thompson, an unmarried woman of record in Instrument No. 20170413-0036079 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on April 13, 2017. Being the same property conveyed to Victor Frank LeDoux, unmarried, a one-half (1/2) undivided interest, and unto Gretchen Thompson, unmarried, a one-half (1/2) undivided interest, as tenants in common with right of survivorship by Quitclaim deed from Southern Venture Group, LLC of record in Instrument No. 20070712-0083093 Register's Office for Davidson County, Tennessee, dated July 11, 2007 and recorded on July 12, 2007.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20031027-0157620, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030924-0141426, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20030305-0029209, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030421-0052251, in the Register's Office for Davidson County, Tennessee.
- Easements to Nashville Electric Service of record in Book 3251, Page 591 and Book 4558, Page 802, in the Register's Office for Davidson County, Tennessee.
- Easements to Overhead Lines of record in Book 6230, Page 156 and Book 6623, Page 646, 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: **759 Saussy Place, Nashville, Tennessee 37205**.

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 14th DAY OF JULY, 2020.

Victor Frank LeDoux by Margaret Means,
Attorney in Fact

Yenny M. LeDoux by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VICTOR FRANK LEDOUX AND YENNY M. LEDOUX, and who acknowledged he/she/they executed the same as the free act and deed of the said VICTOR FRANK LEDOUX AND YENNY M. LEDOUX.

Witness my hand and official seal, this the 14th of July, 2020.

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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