WARRANTY DEED

Karen Johnson Davidson County
Batch# 447737 **DEEDWARR**
07/31/2020 11:52:26 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20200731-0084658

TERESA GLOVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James F Kanelos and Rebekah Marie Kanelos	SAME	Map 9 Parcel 168
(NAME)	(NAME)	
7753 Wilkinson Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202038

For and 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 hereby acknowledged, I/we, **Carol J. Ferguson, Trustor and/or Trustee of The Ferguson Revocable Living Trust** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James F Kanelos and Rebekah Marie Kanelos**, 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. :

Certain real property situate in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and known as Job No. 84-237, as follows, to-wit:

(Tract 10) BEGINNING at an iron pin in the Westerly margin of Wilkenson Road at the Southeast corner of the tract and being 2255.35 feet Northwardly from the Northern line of the John W. Kincor property of record in Deed Book 5079, page 173, Register's Office for Davidson County, Tennessee, as measured along the margin of Wilkenson Road; thence leaving said road South 87° 41' 56" West, 150.00 feet to an iron pin; thence South 63° 43' 56" West, 335.02 feet to an iron pin; thence South 87° 41' 56" West, 628.58 feet to a point in the center of creek; thence with the creek the following calls: North 50° 22' 32" East, 204.43 feet to a point; thence North 58° 04' 51" East, 155.97 feet to a point; thence North 65° 25' 25" East, 238.76 feet to a point; thence North 56° 21' 49" East 99.53 feet to a point; thence South 87° 56' 21" East, 59.87 feet to a point; thence South 46° 57' 47" East, 43.54 feet to a point; thence North 50° 57' 12" East, 89.91 feet to a point in the Southerly margin of Wilkenson Road; thence leaving the creek and with the margin of the road the following calls: South 74° 13' 37" East, 114.09 feet to a point; thence South 77° 15' 35" East, 52.06 feet to a point; thence South 72° 11' 21" East, 49.15 feet to a point; thence South 56° 03' 11" East, 48.75 feet to a point; thence South 50° 40' 54" East, 10.84 feet to a point; thence South 37° 45' 39" East, 51.26 feet to a point; thence South 29° 08' 13" East, 61.44 feet to a point; thence South 19° 40' 20" East, 28.37 feet to the point of beginning, containing 5.07 acres, more or less.

BEING the same property conveyed to Roger Dale Ferguson and wife, Carol J. Ferguson by Deed from Rosemary A. Felts, unmarried, and Margaret B. Larkin dated May 20, 1985 and filed of record in Book 6564, page 50, Register's Office for Davidson County, Tennessee. The said Roger Dale Ferguson is now deceased, having died on or about September 16, 1999 leaving the said Carol J. Ferguson, the surviving tenant by the entirety and sole owner of said land.

BEING the same property conveyed to The Ferguson Revocable Living Trust dated August 30, 2007, Carol J. Ferguson Trustor and/or Trustee by Quitclaim Deed from Carol J. Ferguson dated November 12, 2007 and filed of record in Instrument 20071113-0132966, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 7761 Wilkinson Road, Joelton, TN 37080
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of July, 2020

Carol J. Ferguson, Trustor and/or Trustee of The Ferguson Revocable Living Trust

BY: Carol J Ferguson
Carol J Ferguson, Trustee

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carol J Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee (or other officer authorized to execute the instrument) of The Ferguson Revocable Living Trust, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Trustee (or other authorized officer).

Witness my hand, at office, this 23rd of July, 2020.

Notary Public
My Commission Expires:

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
October 23, 2023