STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-9469

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

Karen Johnson Davidson County
Batch# 451989 **DEEDWARR**
08/06/2020 11:35:46 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20200806-0087497

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ivan Elsworth Ferguson (NAME)	New Owner (NAME)	136-15-B-27CO
3401 Anderson Road, #27 (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Rachel Kimbro, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ivan Elsworth Ferguson, an unmarried person**, 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, being all of Unit No. 27, on the Plan of a Horizontal Property Regime (Private Element) Phase I, Smith Springs Townhomes, Revision 2, as shown by plat appearing of record in Plat Book 11700, Page 16 as revised in Plat Book 11700, Page 42 and Instrument 20010629-0068936, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rachel Kimbro, an unmarried woman by Deed dated December 4, 2015, recorded December 7, 2015, in Instrument Number 20151207-0122840, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 11700, Page 16 revised in Plat Book 11700, Page 42 and Instrument 200106290068936, Register's Office for Davidson County, Tennessee.
2. Stormwater Detention Agreement of record in Book 11540, Page 482, Register's Office for said County.
3. Common Area conveyed to Homeowners Association of record in Instrument 200001110003643, Register's Office for said County.
4. Easement to Comcast of Nashville I, LLC of record in Instrument 201711270120856, Register's Office for said County.
5. Charter for Homeowners Association of record in Book 11666, Page 149, Register's Office for said County.

6. ByLaws of record in Book 11666, Page 191, Register's Office for said County.
7. Rules and Regulations of record in Instrument 20110816006313O, Register's Office for said County.
8. Restrictions as recorded in Book 11666, Page 151, Register's Office for Davidson County, Tennessee.
9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3401 Anderson Road, #27, Antioch, TN 37013.

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. Whenever 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 4th day of August, 2020.

x _____
Rachel Kimbro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2020, before me personally appeared Rachel Kimbro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2020.

_____
Notary Signature
My commission expires: 3/24/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066