THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829433

Karen Johnson Davidson County
Batch# 484620 **DEEDWARR**
09/28/2020 12:47:39 PM 2 pgs
Fees: $13.00 Taxes: $1,653.90

20200928-0111331

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $447,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2020.

Notary Public
My Commission Expires: _____

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Joseph Hughes and Tammie Renae Hughes 2537 Arbor Point Cove Hermitage TN 37076	New Owner	Tax Parcel ID No. 137-04-0B-041.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick K. Ferguson and Kathryn D. Risinger, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Joseph Hughes and Tammie Renae Hughes, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Final Plat on Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICK K. FERGUSON and KATHRYN D. RISINGER, HUSBAND AND WIFE, by deed from DREES PREMIER HOMES, INC., AN OHIO CORPORATION, of record in Instrument No. 20161014-0108818 , dated October 12, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 137-04-0B-041.00 CO.

Matters shown on the Plan of record in Instrument No. 20071129-0138522, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081201-0116546, amended in Instrument No. 20150122-0006403, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20050321-0030718, said Register's Office.

Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances "Arbor Crest Step/Steg System" of record in Instrument No. Instrument No. 20160616-0060969, said Register's Office.

This is improved property located at 2537 Arbor Point Cove Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2020.

Patrick K. Ferguson

Kathryn D. Risinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick K. Ferguson and Kathryn D. Risinger, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024