WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy J. Davis	Pinnacle Bank	131060G71000CO
(NAME)	(NAME)	
9207 Stoney Mountain Drive	P.O. Box 702726	
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37421	Dallas, TN 75370	
(CITY) (STATE) (ZIP)	(C TY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 500261 **DEEDWARR**
10/22/2020 11:13:55 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20201022-0122857

For and in consideration of the sum of Ten 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, **Caitlin C. Ferguson, Trustee of The Caitlin C. Ferguson Revocable Trust Agreement,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randy J. Davis, a married man,** 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 Unit No. 710 on the Plan of Burton Hills, Village of Ashlawn, a Condominium, shown as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caitlin C. Ferguson, Trustee of The Caitlin C. Ferguson Revocable Trust Agreement by deed dated December 10, 2014 from Elizabeth Anne Sanders AKA Elizabeth Burke of record in Instrument No. 20141211-0113695, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 710 Arkland Place, Nashville, TN 37215
(House Number) (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 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 my/our hands this 19th day of October, 2020.

Caitlin C. Ferguson, Trustee of The Caitlin C. Ferguson Revocable Trust Agreement

By: _____
Caitlin C. Ferguson, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Caitlin C. Ferguson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Caitlin C. Ferguson, Trustee of The Caitlin C. Ferguson Revocable Trust Agreement and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 19th day of October, 2020.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-DavisR

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN