THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131382**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $391,500.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 535926 DEEDWARR
12/16/2020 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,448.55
20201216-0148731

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Denton Fergus and Alyx Fergus 2424 McGinnis Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073 09 0 082.00

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, **Lawrence M. Hilliard and Leslie M. Davies-Hilliard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Denton Fergus and Alyxandra E. Fergus, 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 No. 87 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southerly margin of McGinnis Drive at the corner of Lots No. 86 & 87; thence with the line between said lots Southerly 163.6 feet to the corner of Lots No. 86 & 87; thence with the South line of Lot No. 87 Easterly 115.5 feet; thence Northerly 129.79 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a Northwesterly direction 31.42 feet to the Southerly margin of McGinnis Drive; thence with said drive Westerly 94.79 feet to the beginning.

Being the same property conveyed to Leslie M. Davies-Hilliard and Lawerence M. Hilliard, wife and husband, by Warranty Deed from Shirley E. Rutland and Arnetta Damien Lynn Hardin, both unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20170825-0087335, in the Register's Office of Davidson County, Tennessee, dated August 22, 2017 and recorded on August 25, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GIBSON HEIGHTS, as recorded in Plat Book 1835, Page(s) 133.

This is improved property located at 2424 McGinnis Drive Nashville TN 37216

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 20th day of November, 2020.

Lawrence M. Hilliard

Lawrence M. Hilliard

~~Lesley~~ M. Davies-Hilliard
Leslie LDH

STATE OF Maryland
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence M. Hilliard and ~~Lesley~~ *Leslie M. Davies-Hilliard, 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 20th day of November, 2020.

KANON ROZARIO NOTARY PUBLIC PRINCE GEORGES COUNTY

Notary Public
My Commission Expires: Aug 15 2021

KANON ROZARIO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 15, 2021

True Copy Certificate of Authenticity

I, Taylor Grills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021