WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES February 19, 2002.

(AFFIX SEAL)

MARY T. HURST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY TENNESSEE

BOOK 11559 PAGE 888

THIS INSTRUMENT WAS PREPARED BY
Title Enterprises, 3354 Perimeter Hill, Suite 114, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie S. Ladd III	Leslie S. Ladd III	96-208
(NAME)	(NAME)	
2938 Sinbad Dr	2938 Sinbad Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Charles Ladd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie S. Ladd III and wife, Janice G. Ladd, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 2938 Sinbad Drive, Nashville, TN 37214
(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 hand(s) this.

Charles Ladd

Charles Ladd

Karla D Ladd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 1999.

Commission expires: February 19, 2002

MARY T. HURST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY TENNESSEE

Mary T. Hurst

Mary T. Hurst Notary Public

97 4933 RECORDED TOTO COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: BOOK 11559 PAGE 889
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 220 ON THE MAP OF
CLOVER HILL SUBDIVISION, SECTION IV, OF RECORD IN BOOK 2133, PAGE 62,
REGISTER"S FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 220 FRONTS 100 FEET
ON THE SOUTHERLY SIDE OF SINBAD DRIVE AND BEING MORE FULLY DESCRIBED IN
A DEED DATED 08-31-94 AND RECORDED 09-01-94 IN DEED BOOK 9452, PAGE 855-IN
DAVIDSON, TENNESSEE. Being the same property conveyed to Charles Ladd dated September 1, 1994
in Deed book 9452, Page 855, Register's Office for Davidson County.

MAIL ENV.

06083460

IDENTIFICATION REFERENCE

99 JUL -6 PM 3:41

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0608346

IDENTIFICATION REFERENCE

99 JUL -6 PM 3:41

REGISTER OF DAVIDSON COUNTY, TN.

BOOK 11559 PAGE 890

CHRT	$1700.00
CON TX	228.25
PRFEE	1.00
MOCEL	3.00
CFEE	2.00
TOTAL	$235.25
CHECK	$235.25

07/06/99 03 15:42 0001 8872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487265