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Realty Title
48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/01 12:04 2pgs
Fees:13.00 Taxes:493.58

20011108-0122836

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,400.00

Carol R Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2001.

Connie J Stewart
Notary Public

MY COMMISSION EXPIRES: 01/19/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Azofeifa	CTX Mortgage Company, LLC	Map 119
(NAME) 721 Currey Drive	(NAME) P.O. Box 199077	Group 08-0
(ADDRESS) Nashville, TN	(ADDRESS) Dallas, TX 75219-9077	Parcel 75
(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,

Lewis C. Ledbetter, Executor of the Estate of Albert Athrin Ledbetter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manuel Azofeifa, married and Ernesto Rojas, married

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:

Being Lot No. 12, Section One on the Plan of Glencliff Estates, as of record in Plat Book 11303, Page 56, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Albert Ledbetter and Wife, Nina Ledbetter by deed from Hazel G. Escue and wife Lena B. Escue of record in Deed Book 4611, page 583, Register's Office for said County.

The said Nina Ledbetter having since deceased, Albert Ledbetter sole surviving spouse.

The said Albert Ledbetter having since deceased, Lewis C. Ledbetter also known as Carl Ledbetter and Lewis Carl Ledbetter appointed Executor by the will of Albert Athrin Ledbetter of record in Will Book 1652, Page 303338, Probate Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 721 Currey Road, Nashville, TN ~~37122~~ 37217

(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 our hands this.

Estate of Albert Ledbetter

By: Lewis Carl Ledbetter

Attest: _____

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lewis C. Ledbetter, Executor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of ~~October~~, 2001

My Commission Expires: 3/23/02

Notary Public

File Number2110135
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122