File No. 250201661

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/05 10:49 2 pgs
Fees:13.00 Taxes:424.39
20050406-0037765

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,700.00

Brandon Ladd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — BARBARA T. HOOPER — WILLIAMSON CO., TENN.
MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Ladd	First Tennessee Home Loans	73-13-O-234
(NAME)	(NAME)	
2020 Forrest Green Dr.	P. O. Box 7481	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Susan Lynn Hatcher, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Ladd, unmarried and Andrea Ladd, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), WE 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 all of Lot No.143, on the Plan of Section Three, Henderson Gardens, as shown by plat appearing of record in Plat Book 3600, Page 27, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Susan Lynn Hatcher, an unmarried woman by Warranty Deed dated April 13, 2001 of record in Instrument No. 20010420-0039053, Register's Office for Davidson County, Tennessee.

All matters shown on plat of record in Plat Book 3600, Page 27, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2020 Forrest Green Dr., Nashville, TN 37216
(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 GRANTEE(S), we heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), we 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 28th day of March, 2005.

Susan Lynn Hatcher

STATE OF TENNESSEE

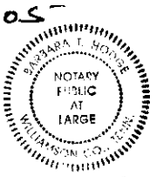
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Susan Lynn Hatcher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/28/2005

Witness my hand at office this.

Commission expires: 10/22/05



MY COMM. EXP 10/22/05

Notary Public

File Number: 250201661

RETURN TO:

Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064