WARRANTY DEED

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yousef Khalilnllahi	Baycal Financial Mtg Corp (NAME)	173-11-0-A/16.00
(NAME)		Davidson County DEEDWARR
2060 Stanford Village Dr.	1350 Bayshore Hwy #770 (ADDRESS)	Recvd: 02/17/06 13:50 2 pg:
(ADDRESS)		Fees:13.00 Taxes:647.50
Antioch, TN 37013	Burlingame, CA 9401O	20060217-0019527
(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, **Michael Ledbetter, an unmarried man and Kenneth Ledbetter a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yousef Khalliollahi and Heather Pham**, 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 Lot No. 16 on the Plan of Section One, Stanford Village of record in Instrument No: 2000020400012060 and Instrument No: 200002040012061, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Ledbetter, an unmarried man and Kenneth Ledbetter, a married man by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated April 27th, 2001 and filed for record in Instrument No. 20010509-0047941, in the Register's Office for Davidson County, Tennessee.

The 2006 County Taxes have been prorated and assumed by the Grantees.

Subject to any and all matters as shown on the Plan of Record in Instrument N. 20000204-0012060, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any easements and rights of way for public utilities.

Elizabeth Ledbetter joins in this conveyance to convey any and all marital rights she may have in the subject property by virtue of her marriage to Kenneth Ledbetter.

unimproved ☐

This is improved ☒ property, known as 2060 Stanford Village Dr., Antioch, TN 37013

(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 8th day of February, 2006

Michael Ledbetter

Elizabeth Ledbetter By Michael Ledbetter
Elizabeth Ledbetter, by Michael Ledbetter, her attorney in fact
her attorney in Fact

Kenneth Ledbetter By Michael Ledbetter
Kenneth Ledbetter , by Michael Ledbetter, his attorney in fact
his attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Michael Ledbetter the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2006.

Commission expires:



Tabatha Edwards

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 8 day of February, 2006 before me personally appeared Michael Ledbetter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kenneth Ledbetter and Elizabeth Ledbetter, and who acknowledged that he executed the same as the free act and deed of the said Kenneth Ledbetter and Elizabeth Ledbetter by virtue of that Power of Attorney, duly executed by the said Kenneth Ledbetter and Elizabeth Ledbetter and appearing of record as Instrument No. X 20060217-0019525 and Instrument No. 20060217-0019526 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2006.

Commission expires:



Tabatha Edwards

Notary Public