WARRANTY DEED

469.50
13.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

KENNETH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE HEREFORD CO., TN

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
Walter Cross	Walter Cross	75-09-0/67.00
(NAME)	(NAME)	
234 Bonnacroft	234 Bonnacroft	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37075	Hermitage, TN 37075	
(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, **Paul Marcusdean Ledbetter and Zuba Dabbs Ledbetter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter Cross and wife, Christina Cross**, 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. 106 on the Map of Hermitage Hills Subdivision,as of record in Book 2900, Page 48, Register's Office for said County,

Said Lot No. 106 fronts 70 feet on the westerly side of Bonnacroft Drive and extends back 128.2 feet on the northerly side and 181 feet on the southerly side to a broken line in the rear on which it measures 121 feet.

Being the same property conveyed to Paul Marcusdean Ledbetter and wife, Zuba Dabbs Ledbetter by Warranty Deed from Grady Edward Reynolds and wife, Ava Dell Reynolds dated February 2f^{t}, 1967, and filed for record in Book 4104, Page 865, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book2900, Page 48 in the Register's Office for Davidson County, Tennessee.

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

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 234 Bonnacroft, Hermitage, TN 37076

(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 30th day of March, 2007.

Paul M. Ledbetter by Paul S. Ledbetter his attorney in fact
Paul Marcusdean Ledbetter

Zuba Ledbetter Paul S. Ledbetter her attorney in fact
Zuba Dabbs Ledbetter

Davidson County DEEDWARR
Recvd: 04/05/07 11:07 2 pgs
Fees:13.00 Taxes:469.90

20070405-0040875

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* Paul Marcusdean Lebdetter and Zuba Dabbs Ledbetter the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executedthe within instrument for the purposes therein contained. *Paul S. Ledbetter appeared as attorney in fact for

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

