(1)

628.63
13.00
$641.63

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070389

Davidson County DEEDWARR
Recvd: 08/24/07 11:22 2 pgs
Fees:13.00 Taxes:628.63
20070824-0101534

**Send Tax Bills To:**
NEW OWNER
P.O. Box 332901
Murfreesboro, TN. 37133
**New Owner is:**
Michael Ledbetter
3417 Bridgeton Cove
Antioch, TN 37013

MAP & PARCEL: 151-01-0A-058.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles D. Cage,unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael Ledbetter and wife, Erin M. Ledbetter**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3417 Bridgeton Cove, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Chatham Pointe of record in Book 6900, pages 444-447, Register's office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles D. Cage by Quitclaim Deed from Noy Chayavon Cage (formerly Noy Debord), dated 12/5/06 and recorded 12/21/06 in Instrument Number 200612210157630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DC
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of August, 2007.

GRANTOR(S):

**CHARLES D. CAGE**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles D. Cage, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of August, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

**NOTARY PUBLIC**
My Commission Expires: 07-25-09

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 15th day of August, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

**NOTARY PUBLIC**
My commission expires: 07-25-09