# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Jamie Crews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aaron T. Pontious | Peoples Home Equity | 142-15-0A-032.00-CO |
| (NAME) | (NAME) | |
| 1024 Donoho Drive | 213 Ward Cr Ste 201 | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Brentwood Tn 37027 | |
| (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, Robert B. Ladd and Mera C.. Ladd f/k/a Mera M. Ladd, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron T. Pontious and Casey Pontious, Husband and Wife, 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. 42 on the Plan of Jackson's Landing Estates, Section II, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert B. Ladd and Mera M. Ladd, husband and wife, by deed of record in Instrument No. 20030213-0019810, Register's Office for Davidson County, Tennessee. Mera M. Ladd and Mera C. Ladd being one and the same person.

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

unimproved ☐
This is improved ☒ property, known as 1024 Donoho Drive, Old Hickory, TN 37138
(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.

BILL GARRETT, Davidson County
Trans:T20090038650 DEEDWARR
Recvd: 06/10/09 10:20 2 pgs
20090610-0053818

Witness our hands this 20th day of May, 2009.

Robert B. Ladd

Mera C. Ladd f/k/a Mera M. Ladd

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 Robert B. Ladd and Mera C. Ladd f/k/a Mera M. Ladd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of May, 2009.

Commission expires: 11/14/09

Notary Public

