#120
Return to:

Southern Land Title & Escrow
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JUNE 2009.

Notary Public

MY COMMISSION EXPIRES: 1-22-2011

(AFFIX SEAL)

JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 22, 2011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Patricia Upchurch	First Community Mtg, Inc.	
(NAME) 3944 Plantation Drive	(NAME) 1610 S. Church St. Ste A	075-09-0-051.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) M'Boro, TN 37130	
(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 LEDBETTER AND WANDA LEDBETTER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICIA E. UPCHURCH, UNMARRIED

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, and being Lot no. 144 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul Ledbetter and wife, Wanda Ledbetter by quitclaim deed from Steve Ledbetter and wife, Wanda Ledbetter dated December 18, 2003 and recorded December 30, 2003 in instrument number 20031230-0183484 Register's Office for Davidson County, Tennessee. ** Steve Ledbetter and Paul Ledbetter are one and the same

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 3944 Plantation Drive, 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 my/our hand(s) this 10th day of June, 2009.

Paul Ledbetter

Wanda Ledbetter

BILL GARRETT, Davidson County
Trans: T20090039936 DEEDWARR
Recvd: 06/16/09 10:09 2 pgs
Fees: 13.00 Taxes: 525.40
20090616-0055809

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 Ledbetter and Wanda 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 10th day of June, 2009

Commission expires: 3/12/2011

Brenda R Lehman

Notary Public

