WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100052843 DEEDWARR
Recvd: 08/25/10 10:51 2 pgs
Fees: 13.00 Taxes: 290.08

20100825-0067265

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES November 7, 2011

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Sneed Ladd Jr	Mortgage Investers Group	108080D00200CO
(NAME)	(NAME)	
1203 Quail Rd	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN, 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Cheryl Hoffman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leslie Sneed Ladd Jr**, an unmarried man 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 Unit 2, Lot 77, PLAN OF CONDOMINIUMS SITE PLAN, PHASE 4, LOTS 16, 17, 18, 77, 78 AND 79, SECTION TWO, QUAIL VALLEY, as shown on plat of record in Plat Book 5800, Pages 69 and 70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl Hoffman by Warranty Deed from Melissa Kay Kornova-Feeck and husband, John Richard Feeck, recorded on the 13th day of August, 2002 in Instrument No. 20020813-0098110, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1203 Quail Rd, Nashville, TN 37214

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, has 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 **20th** day of **August, 2010**

Cheryl Hoffman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Cheryl Hoffman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **August, 2010**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRE
November 7, 2011