NEW OWNER:
526 CHANDLER PLACE 37076 LLC
526 Chandler Place
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0002

Map & Parcel No. 086060A52600CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140066935 DEEDWARR
Recvd: 09/09/14 09:29 3 pgs
Fees:18.00 Taxes:333.00
20140909-0082345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety Thousand and 00/100 Dollars ($90,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID L. THOMPSON, WILLIAM JOHN LEDFORD and ZINA LYN LEDFORD** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **526 CHANDLER PLACE 37076 LLC, a Tennessee Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, State of Tennessee and being known and designated as a certain condominium apartment in Davidson County, Tennessee, being Unit No. 526 on the Plan of Condominium Site of Steeplechase Condominiums, of record in Book 6816, Page 483, in the Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part by reference.

Being the same property conveyed to William John Ledford and Zina Lyn Ledford (incorrectly spelled as Zina Lya Ledford in previous deed), husband and wife, as to a one-half (1/2) undivided interest, and David L. Thompson, a one-half (1/2) undivided interest, as tenants in common, by Quitclaim Deed from William John Ledford and Zina Lyn Ledford (incorrectly spelled as Zina Lya Ledford in previous Deed), husband and wife, dated June 12, 2013, and of record in Instrument Number 20130618-0062393, in the Register's Office for Davidson County, Tennessee, with further reference to property conveyed to William John Ledford and Zina Lya Ledford, by Substitute Trustees Deed from Recontrust Company, N.A., Substitute Trustee, dated April 19, 2013, of record in Instrument Number 20130503-0044888, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 526 CHANDLER PLACE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6816, Page 483, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of September, 2014.

DAVID L. THOMPSON

WILLIAM JOHN LEDFORD

ZINA LYN LEDFORD

Attorney in Fact.

BY: WILLIAM JOHN LEDFORD, HER ATTORNEY IN FACT, PURSUANT TO LIMITED POWER OF ATTORNEY, OF RECORD IN INSTRUMENT NO. 20140909-0082344, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **WILLIAM JOHN LEDFORD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **ZINA LYN LEDFORD** the within-named bargainor, as the free act and deed of the said **ZINA LYN LEDFORD.**

WITNESS my hand and official seal at office this 5th day of September, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2016

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM JOHN LEDFORD and DAVID L. THOMPSON**, 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 office this 5th day of September, 2014.



NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00** .

AFFIANT

Sworn to and subscribed to before me this 8th day of September, 2014.

NOTARY PUBLIC



MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017