NEW OWNER:
HELEN REESE
135 Coventry Woods Dr
Madison, TN 37115

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: 15-0282

Map & Parcel No.: 052010A13500CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150024175 DEEDWARR
Recvd: 04/02/15 08:59 3 pgs
Fees:18.00 Taxes:268.25
20150402-0028528

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Two Thousand Five Hundred and 00/100 Dollars ($72,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN LEDFORD, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HELEN REESE**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 135 of the "Plan of Coventry Woods, Section One, Revised", as shown on the plat of same which is of record in Plat Book 6250, Page 567, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to JOHN LEDFORD by Quitclaim Deed from BANK OF AMERICA, N.A., dated November 19, 2013, and of record in Instrument Number 20131210-0125217, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 135 COVENTRY WOODS DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, 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 6250, Page 567, 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 27th day of March, 2015.

JOHN LEDFORD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN LEDFORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$72,500.00.**

Helen Reese
AFFIANT

Sworn to and subscribed to before me this 27th day of March, 2015.

NOTARY PUBLIC

My commission expires: 