WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088960 DEEDWARR
Recvd: 10/19/15 15:50 2 pgs
Fees:13.00 Taxes:780.70

20151019-0106271

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 12-06-2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip D. Fallin	New Owner	173-09-A-753.00CO
(NAME)	(NAME)	
3126 Fyffe Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles Jared Ledlow and Grace Fallin Ledlow, f/k/a Grace Fallin**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Phillip D. Fallin and Olivia A. Fallin, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 636, on the plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grace Fallin, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 04/28/2010, recorded 04/29/2010, of record in Instrument No. 20100429-0032751, in the Register's Office for Davidson County, Tennessee.

Charles Jared Ledlow, spouse of Grace Ledlow, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

Subject to: (1) All matters shown on the plat of record in Instrument No. 20070413-0044640, said Register's Office; and (2) Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020315-0032826, Supplement recorded of record in Instrument No. 20021226-0158458; Instrument No. 200603210032383, said Register's Office, together with all amendments thereto; (3) Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020315-0032825, Supplement recorded of record in Instrument No. 20021226-0158459; Instrument No. 20060321-0032382, said Register's Office, together with all amendments thereto; (4) Restrictive Covenant for Detached Structure of record in Instrument No. 201003230021675, said Register's Office (Lot 636 only); (5) Agreement for Dedication of Easement recorded of record in Instrument No. 20010918-0100851, said Register's Office; (6) Stormwater Detention Agreement recorded of record in Instrument No. 20051213-0149579, said Register's Office; and (7) Charter of the Homeowners Association of record in Instrument No. 20020412-0045831, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3126 Fyffe Lane, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19th day of October, 2015.

Charles Jared Ledlow

Grace Fallin Ledlow

State of Tennessee
County of Wilson

Personally appeared before me Charles Jared Ledlow and Grace Fallin Ledlow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122