Send Tax Statements To
New Owner

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Fees:13.00 Taxes:499.13
20151204-0122647

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Filip Albert Svoboda
480 Rural Hill Road
Nashville, TN 37217

From Information Furnished By
The Parties

Map and Parcel 150-1-39

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CURTIS ERIC LEDFORD**, has this day bargained and sold and does hereby transfer and convey unto, **FILIP ALBERT SVOBODA AND KERRY LEANN SVOBODA, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 171, on the plan of Section One, Edge-O-Lake Estates, according to plat and survey appearing of record in Book 3600, page 43, as amended in Book 3818, page 494, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Curtis Eric Ledford, by deed from Jerri Lynn Ledford, dated May 23, 2006, appearing of record in Instrument Number 20060602-0064805, of the Register's Office of Davidson County, Tennessee.
>
> Leslie Ledford joins herein soley for the purpose of consenting to this Warranty Deed and releasing and conveying any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.
>
> This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 3679, page 279; and to any and all matters shown on said plat and survey of record in Book 3600, page 43, as amended in Book 3818, page 494; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **FILIP ALBERT SVOBODA AND KERRY LEANN SVOBODA, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of November, 2015.

Curtis Eric Ledford

Leslie Ledford by Curtis Ledford,
Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, **Curtis Eric Ledford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the foregoing instrument (Warranty Deed) for the purpose herein contained; and the said **Curtis Eric Ledford,** to me known to be the person who executed the same as the free act and deed of the said **Leslie Ledford,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Leslie Ledford**, and appearing of record in Record Book ★_____, page _____, in the Register's Office of Davidson County, Tennessee.

★ Instrument # 20151204-0122646

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 24th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: 1-2016

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 24th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: 1-5-2016

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.