WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160002919 DEEDWARR
Recvd: 01/12/16 12:59 2 pgs
Fees: 13.00 Taxes: 647.50
20160112-0003253

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Ledbetter, IV	Peoples Home Equity	075-12-0A-012.00-CO
(NAME)	(NAME)	
105 Scotts Creek Circle	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Daniel Cruz and Meagan Cruz, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM C. LEDBETTER, IV, UNMARRIED AND KRISTIN N. HEBDA, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12, on the plan of Revised Cedar Creek Phase One, a planned unit development, as the same appears of record in Plat Book 6900, Page 848, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 6900, Page 848, said Register's Office; Restrictive Covenants as of record in Book 7768, Page 238, Book 7945, Page 901; said Register's Office.

Being the same property conveyed to William A. Proctor and wife, Peggy Sue Proctor by Warranty Deed dated 02/15/1991 from Larry Powell and wife, Carol Powell, filed for record on 02/22/1991 in Record Book 8297, Page 233, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Cruz and Meagen L. Cruz, husband and wife by Warranty Deed dated 08/27/2014 from William A. Proctor and wife, Peggy Sue Proctor, filed for record on 09/04/2014 in Instrument No. 20140904-0080724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 105 Scotts Creek Circle, Hermitage, TN 37076
(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 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, 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 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 ____ day of January, 2016.

Daniel Cruz

Meagan Cruz

State of Tennessee

County of WILSON

On this 11th day of January, 2016 before me, a Notary public in and for said County and State, personally appeared ***Daniel Cruz and Meagan Cruz,*** individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 11th day of January, 2016.

Notary Public
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE