

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$297,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2016.

Notary Public

My commission expires: 9-10-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Ledbetter and Chelsea Ledbetter	Mortgage Investors Group	**161-07-0-046.00**
5109 Leath Drive	8320 East Walker Springs Lane, Suite 200	
Nashville, TN 37211	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROL S. MARGERUM AND KIM MARGERUM, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW LEDBETTER AND CHELSEA LEDBETTER, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled the Plan of Section One, McMurray Woods, of record in Book 2900, page 99, 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 CAROL S. MARGERUM AND KIM MARGERUM, WIFE AND HUSBAND, by deed from BRIAN S. SANDERSON AND WIFE, KIMBERLY SANDERSON, of record in Instrument No. 20010919-0101549, dated August 31, 2001, said Register's Office.
THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **5109 Leath Drive, Nashville, TN 37211.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

BILL GARRETT, Davidson County
Trans:T20160035408 DEEDWARR
Recvd: 04/29/16 09:57 2 pgs
Fees:13.00 Taxes:1098.90
20160429-0041965

Witness my/our hand(s) this 26th day of April, 2016.

CAROL S. MARGERUM

KIM MARGERUM, BY CAROL S. MARGERUM, HIS ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **CAROL S. MARGERUM,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th day of April, 2016.**

Notary Public

My Commission Expires:
8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of April, 2016, before me personally appeared CAROL S. MARGERUM,to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KIM MARGERUM, and who acknowledged that she executed the same as the free act and deed of Kim Margerum.

Witness my hand, at office, this 26th day of April, 2016.

Notary Public

My Commission Expires:
8-20-19

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY