Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 91288-34760

39-B
File #16-1402

BILL GARRETT, Davidson County
Trans:T20160106687 DEEDWARR
Recvd: 12/05/16 11:55 2 pgs
Fees:13.00 Taxes:1683.50
20161205-0127330

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Ward and wife, Rachel Ward**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew G. Leddy, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 12th Councilmanic District of Davidson County, Tennessee, being Lot 52, First Revision, Phase Three, Section One, Aberdeen Woods, a Planned Unit Development of record in Instrument No. 20000523-0051434, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Ward and wife, Rachel Ward, by deed from Taylor W. Walker and Ashley P. Walker, husband and wife, dated June 23, 2015, of record in Instrument No. 20150625-0061295, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 1200 Applecross Drive, Nashville, TN 37220.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 30th day of November, 2016.

Michael Ward

Rachel Ward

State of Tennessee )
County of Davidson)

On this 30th day of November, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Ward and Rachel Ward, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 455,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of November, 2016.

Notary Public

My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:
Matthew G. Leddy
1200 Applecross Drive
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
161-1-B-128.00