File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170016103 DEEDWARR
Recvd: 02/23/17 13:47 2 pgs
Fees:13.00 Taxes:1143.12
20170223-0018281

W & I Ref: (RF) Title No.: 58785
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betsy P. Schaffer 104 Zuric Court Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 128150A08900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$308,950.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Chase Ledbetter, III**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betsy P. Schaffer**, 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 Davidson County, Tennessee, being Lot No. 5 on the Plan of Still Spring Hollow, Section 2, Phase 1 of record in Instrument No. 200311110164936, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Chase Ledbetter, III by Warranty Deed from Dalamar Homes, LLC, dated March 28, 2014 and recorded on March 31, 2014 of record in Instrument No. 20140331-0026398, Register's Office for Davidson County, Tennessee.

Betsy P. Schaffer, spouse of William Chase Ledbetter, III joins solely to convey any marital interest.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200311110164936, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400 amended in Book 8179, page 464; By Laws in Book 8294, page 40, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 104 Zuric Court, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2017.

William Chase Ledbetter, III

Betsy P. Schaffer

State of Tennessee

County of Davidson

On this 22nd day of February, 2017, before me the undersigned authority, personally appeared William Chase Ledbetter, III and Betsy P. Schaffer, 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

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $308,950.00.

Affiant

Sworn and subscribed before me this 22nd day of February, 2017.

Notary

My Commission Expires: _____

