Davidson County	DEEDWARR
Recvd: 03/21/17 12:11	2 pgs
Fees:13.00 Taxes:769.60	
20170321-0027464	

WARRANTY DEED

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lawn Thang	US Bank Home Mortgage	133 11 0 139.00
(NAME)	(NAME)	
3800 Legate Court	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eight Thousand And No/100 Dollars ($208,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Abel Ledezma, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lawn Thang**, a married man, 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 No. 159 on the Plan of Valley View Meadows, Section 2, as of record in Plat Book 3600, Page 60, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Legate Court at the corner of Lots Nos. 158 and 159; thence with the line between said two lots, northerly 81.10 feet to the corner of Lots Nos. 158, 159, and 160; thence with the line between lots nos. 159 and 160, the same, southwesterly 80.33 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 41.62 feet to the northerly margin of Legate Court, thence with the same, southwesterly 93 feet to the beginning.

Being the same property conveyed to Abel Ledezma, married by Warranty Deed from Barbara C. Blocker dated March 10, 2006 and recorded March 23, 2006 as Instrument No. 20060323-0033287, in said Register's Office for Davidson County, Tennessee.

Esmeralda Ledezma joins in this instrument to convey any and all maritial interest she has in the subject property.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3800 Legate Court, 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 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, has 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 20th day of March, 2017

Abel Ledezma

Esmeralda Ledezma

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Abel Ledezma and Esmeralda Ledezma, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

File Number: NAT-170350FC

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary publi for this County and State, Shelly M Smith, who acknowledges the this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY