BILL GARRETT, Davidson County
Trans:T20170044663 DEEDWARR
Recvd: 05/25/17 12:34 2 pgs
Fees:13.00 Taxes:732.60
20170525-0052231

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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104 Woodmont Blvd.
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*Phone (615) 298-3312 - Fax (615) 292-8746*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58930
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Josalyn Z. Sisk<br>Sara J. Chaney<br>105 Scotts Creek Circle<br>Hermitage, TN 37076 | Peoples Home Equity<br>170 N Seven Oaks<br>Knoxville, TN 37922 |

**TAX MAP PARCEL NUMBERS:** 075120A01200CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$198,000.00**, 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 C. Ledbetter, IV and Kristin N. Hebda Ledbetter, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Josalyn Z. Sisk, a married woman and Sara J. Chaney, a married woman, as joint tenants with right of survivorship,** 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. 12 on the Plan of Revised Cedar Creek, Phase One, a planned unit development, of record in Book 6900, page 848, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to William C. Ledbetter IV, unmarried and Kristin N. Hebda, unmarried, by Warranty Deed from Daniel Cruz and Meagan Cruz, husband and wife, recorded on January 12, 2016, of record in Inst. NO. 20160112-0003263, Register's Office for Davidson County, Tennessee. William C. Ledbetter IV and Kristin N. Hebda have since married one another. Kristin N. Hebda is now known as Kristin N. Hebda Ledbetter.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 848, Register's Office for said County, to which Plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7768, page 238, Book 7945, page 901, 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 105 Scotts Creek Circle, Hermitage, TN 37076**

**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 17th day of May, 2017.

**William C. Ledbetter, IV**

**Kristin N. Hebda Ledbetter**

**State of** Tennessee

**County of** Davidson

On this 17th day of May, 2017, before me the undersigned authority, personally appeared William C. Ledbetter, IV and Kristin N. Hebda Ledbetter, 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.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $198,000.00.

Affiant

Sworn and subscribed before me this 17th day of May, 2017.

My Commission Expires: 9/7/20

Notary

JERI SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2020