BILL GARRETT, Davidson County
Trans:T20170051927 DEEDWARR
Recvd: 06/19/17 09:32 2 pgs
Fees:13.00 Taxes:632.70
20170619-0061004

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Erick Thomas Hedrick
1748 Londonview Place
Antioch, TN 37013-8110

SEND TAX BILL TO:

new owner

MAP/PARCEL 151-10-0A-167.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angie K. Ledbetter, unmarried , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Erick T. Hedrick, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Phase 2, Villages of Long Hunter P.U.D. of record in Plat at Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angie K. Ledbetter, unmarried by Warranty deed from Leonora A. Heembrock, unmarried of record in Instrument No. 20121010-0092726 Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 10, 2012.

This is improved property known as: **1748 Londonview Place, Antioch, Tennessee 37013-8110**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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. Possession to be given 14th day of June, 2017.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20020515-0059732, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

WITNESS MY HAND on this the 14th day of June, 2017

Angie K. Ledbetter

Angie K. Ledbetter

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Angie K. Ledbetter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of June, 2017.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $171,000.00.

Affiant

AFFIANT

Subscribed and sworn to before me this the 14th day of June, 2017.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 170397