WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/17 15:00 3 pgs
Fees:18.00 Taxes:888.00
20170620-0062073

STATE OF FLORIDA
COUNTY OF Hillsborough
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Michael Rolman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL
CATHERINE HOUSE
Commission # GG 083636
Expires March 15, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Wayne Leding	New owner	
(NAME)	(NAME)	
920 Chase Boulevard		064-11-0A-057.00-C
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Elizabeth C. King and Kim Rolman,tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Wayne Leding, a married man** , hereinafter called the GRANTEE(S), 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 57, CALEB CHASE, as shown on plat of record in Plat Book 6250, Pages 821 and 822, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George B. King and wife, Elizabeth C. King, and Kim Rollman as tenants in common with rights of survivorship by Warranty Deed dated 12/04/2015 from Betty M. Mitchell, Unmarried of record in Instrument 20151210-0124429, Register's Office for Davidson County, Tennessee.

The said George B. King having since deceased on 5/7/2016 leaving Elizabeth C. King as sole surviving heir.

All matters as set forth per plat at Book 6250, Page 821, Book 6250, Page 822, said Register's Office. Restrictions of record in Book 4465, Page 109, said Register's Office. Restrictions of record in Book 6777, Page 453, said Register's Office. Restrictions of record in Book 6783, Page 805, said Register's Office. Restrictions of record in Book 7189, Page 553, said Register's Office. Restrictions of record in Book 7242, Page 554, said Register's Office. Restrictions of record in Instrument 201006030043191, said Register's Office. Charter of record in Book 6927, Page 370, said Register's Office. Charter of record in Book 8109, Page 791, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 920 Chase Boulevard, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 15th day of June, 2017.

Elizabeth C. King

Kim Rolman by Michael Rolman her atty in fact

State of FLORIDA
County of Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth C. King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2017.

CATHERINE HOUSE
Commission # GG 083636
Expires March 15, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF Hillsborough

On this 15th day of June, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael Rolman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Kim Rolman, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 01288-38149, Register's Office of Davidson County, Tennessee.

20170620-0062072

Notary Public
My Commission Expires

CATHERINE HOUSE
Commission # GG 083636
Expires March 15, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

