THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114570**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,450.00. Kayla Holder Affiant Subscribed and sworn to before me, this 16th day of January, 2018. Notary Public My Commission Expires: 3/20/18

Bill Garrett Davidson County
Batch# 49265 DEEDWARR
01/19/2018 11:43:40 AM 2 pgs
Fees: $13.00 Taxes: $996.96
20180119-0005854

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Nathan Jones 2512 RASCOE ROAD Nashville TN 37210-5212	Send Tax Bills To: CMG 3160 Crow Canyon Rd #408 San Ramon CA 94583	Tax Information: Tax Parcel, ID No. 11906021200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danny Ray Ledbetter, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan P. Jones, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 39 on the Map of Sterling Heights, Section Two, as of record in Book 1424 Page 104 RODC.

Said Lot No. 39 fronts 70 feet on the East side of Rasco Road and runs back between lines, 176.8 feet on the North line and 174.6 feet on the South line to a dead line in the rear which it measures 70.04 feet.

Being the same property conveyed by Warranty Deed from Kenwood Homes, Inc., a Tennessee corporation to Thomas L. Ledbetter, III, and wife, Irene P. Ledbetter, as recorded on the 6th day of September, 1949 in Deed Book 1755, Page 541; Quitclaim Deed from Irene P. Ledbetter as the surviving tenant by the entirety to Irene P. Ledbetter, a widow, as recorded on the 2nd day of May, 1988 in Deed Book 7531, Page 544; Quitclaim Deed from Irene P. Ledbetter, a widow, a one-half (1/2) interest to Danny Ray Ledbetter, as recorded on the 17th day of September, 2003 in Instrument No. 20030917-0137632 and Quitclaim Deed from Irene Ledbetter a single person to Danny Ray Ledbetter, as recorded on the 9th day of February, 2007 in Instrument No. 20070209-0017229, in the Register's Office of Davidson County, Tennessee.

Theresa Ledbetter joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as Spouse of Danny Ray Ledbetter.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING HEIGHTS, SECTION TWO, as recorded in Plat Book 1424, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1725, Page 21.
Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20000918-0092310.

This is improved property located at 2512 RASCOE ROAD Nashville TN 37210-5212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2018.

Danny Ray Ledbetter

Theresa Ledbetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Danny Ray Ledbetter and Theresa Ledbetter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2019