Bill Garrett Davidson County
Batch# 63527 DEEDWARR
02/28/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $543.90
20180228-0018805

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: March 6, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean Chung	InterLinc Mortgage Svcs, LLC	117110J34500CO
(NAME)	(NAME)	
2025 Woodmont Blvd., Apartment 345	10613 W. Sam Houston Pkwy N, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Allen B. Ledbetter and wife, Christina W. Ledbetter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jean Chung, unmarried,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 345 of the Hillmont Condominums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing The Hillmont Condominiums of record in Instrument Number 20040209-0015685; re-recorded in Instrument No. 20040212-0017074 as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Allen B. Ledbetter and wife, Christina W. Ledbetter by deed dated January 28, 2015 from Meghan Higby Skemp, a married woman f/k/a Megan Higby (for the consideration of $141,000.00) of record in Instrument No. 20150202-0009391, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2025 Woodmont Blvd., Apartment 345, Nashville, TN 37215
(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 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, 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 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 my/our hands this **23rd day of February, 2018.**

Allen B. Ledbetter by Christina Ledbetter, Attorney in fact — Christina Ledbetter

Allen B. Ledbetter
By: Christina W. Ledbetter, Attorney-in-Fact

Christina W. Ledbetter

State of Tennessee
County of Davidson

On this **23rd** day of **February, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Christina W. Ledbetter** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Allen B. Ledbetter**, as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **23rd** day of **February, 2018.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public — I. Dyke Tatum

My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

On this **23rd** day of **February, 2018**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Christina W. Ledbetter**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this **23rd day of February, 2018.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public — I. Dyke Tatum

My Commission Expires: 5/3/2021

File No.:

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed 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.

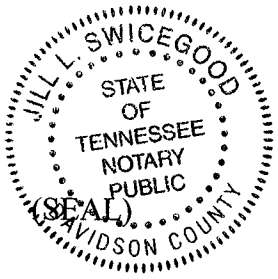
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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