Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
220 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810348

WARRANTY DEED

Bill Garrett Davidson County
Batch# 84901 DEEDWARR
04/26/2018 12:01:27 PM 2 pgs
Fees: $13.00 Taxes: $992.08

20180426-0039417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,131.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018.

NOTARY PUBLIC

My commission expires:

HUDSON LEWIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Soliday and Christina Soliday 1400 Goodnight Court Nashville, TN 37207	New Owner	041-03-0-A-074.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Eight Thousand One Hundred Thirty One and 00/100 Dollars ($268,131.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID R. LEDBETTER AND WIFE, LEANN LEDBETTER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOSH SOLIDAY AND CHRISTINA SOLIDAY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot Number 12, on the Plan of Final Plat, Section Two, Vantage Pointe (Formerly North Forty) as shown by Plat appearing of record in Instrument Number 20060406-0040015, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to David R. Ledbetter and wife, LeAnn Ledbetter, by Warranty Deed from William Lamb and wife, Patsy Lamb, dated 12/29/2011, recorded 1/5/2012, of record in Instrument No. 20120105-0001265, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1400 Goodnight Court, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of April, 2018.

David R. Ledbetter

DAVID R. LEDBETTER

LeAnn Ledbetter

LEANN LEDBETTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David R. Ledbetter and wife, LeAnn Ledbetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2018.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY