Bill Garrett Davidson County
Batch# 119403 DEEDWARR
07/23/2018 03:40:59 PM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20180723-0071738

# WARRANTY DEED

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kelly M. Franklin<br>Mark T. Franklin | new owners | 08312014300 |
| (NAME) | (NAME) | |
| 904 Mitchell Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (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, **Kenneth E. Ledbetter, Terri Ledbetter Bayless, and Tina Ledbetter Todd,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelly M. Franklin and Mark T. Franklin, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 172 on the Map of Rosewood Heights, Section 5, as of record in Book 2331, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 172 fronts 80 feet on the westerly side of Mitchell Road and runs back 139.8 feet on the northerly line and 143 feet on the southerly line, to a dead line in the rear, measuring 92.4 feet thereon.

Being the same property conveyed to Kenneth E. Ledbetter and wife, Shirlee Ledbetter by deed from Jerry Miller Wey and Arlene W. Wey of record in Book 4256, Page 179. Divorce Order divested property from Kenneth E. Ledbetter and awarded property to Shirley Ledbetter. Shirley Ledbetter having died leaving property to her husband Kenneth E. Ledbetter and daughters Terri Ledbetter Bayless and Tina Ledbetter Todd as established by Affidavit of Heirship recorded in Instrument No. 20170222-0017878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 904 Mitchell Road, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-DR-18-904

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 20th day of July, 2018.

Kenneth E. Ledbetter

Terri Ledbetter Bayless

Tina Ledbetter Todd

State of Tennessee
County of Sumner

Personally appeared before me Kenneth E. Ledbetter, Terri Ledbetter Bayless, and Tina Ledbetter Todd, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires:

File No.: 13291

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

VICTOR HAZELWO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COU
My Commission Expire