Bill Garrett Davidson County
Batch# 124349 DEEDWARR
08/03/2018 09:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,029.71
20180803-0076239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LeAnn Ledbetter	Peoples Home Equity, Inc.	075150A15300CO
(NAME)	(NAME)	
153 Stoners Glen Road	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Resolve Financial Group, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy Ledbetter and LeAnn Ledbetter**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot /Unit No. 153, on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument 20001208-0121075 and corrected in Instrument 20010117-0005055 and Instrument 20010109-0002802, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Resolve Financial Group, LLC, by Clerk's Deed from John A. Henderson recorded on July 9, 2018, of record in Instrument No. 20180709-0065908, Register's Office fro Davidson County, Tennessee.

Being the same property conveyed to John A. Henderson, unmarried, by Warranty Deed from Frank Batson Homes, Inc. recorded on February 21, 2002, of record in Instrument No. 20020221-0022361, Register's Office for Davidson County, Tennessee.

This is improved property known as 153 Stoners Glen Drive, Hermitage, TN 37076.

David R. Ledbetter and Randy Ledbetter are one in the same person.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is Improved	property, known as	153 Stoners Glen Road 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 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 our hands 07/31/18.

Resolve Financial Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, [illegible], with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Resolve Financial Group, LLC A Tennessee, Limited Liability Corporation, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Resolve Financial Group, LLC A Tennessee, by himself as Authorized Agent.

Witness my hand and official seal on 07/31/18.

Notary Public

My Commission Expires: 3-8-22

NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Dilana Lashorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document numbered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this said county and state, Dilana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 12.05.19