WARRANTY DEED

Bill Garrett Davidson County
Batch# 135522 DEEDWARR
08/31/2018 10:16:59 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180831-0086545

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-474

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Roy I. Ladd and Summer N. Ladd	Roy I. Ladd and Summer N. Ladd	
(NAME) 2827 Lakeland Drive	(NAME) 2827 Lakeland Drive	096 09 0 208.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN C. ISBELL AND WIFE, SHARI L. ISBELL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY I. LADD AND SUMMER N. LADD, HUSBAND AND WIFE, 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. 88 on the plan of Twin Lawn Subdivision, of record in Plat Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Isbell and wife, Shari L. Isbell, by Warranty Deed, from Cynthia K. Myers and husband, Jeff Myers, for a consideration value of $170,000.00, dated July 21, 2017, recorded July 24, 2017, of record in Instrument No. 20170724-0074646, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2827 Lakeland Drive, Nashville, TN 37214
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John C. Isbell and Shari L. Isbell this 22 day of August, 2018.

John C. Isbell

Shari L. Isbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of August, 2018, before me personally appeared John C. Isbell and Shari L. Isbell to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 22nd day of August, 2018.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019