6

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138120 **DEEDWARR**
09/10/2018 08:18:55 AM 2 pgs
Fees: $13.00 Taxes: $1,875.90

20180910-0089097

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF **SEPTEMBER, 2018.**

Notary Public

MY COMMISSION EXPIRES: 5/3/2021

(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 |
|---|---|---|
| Joseph Sullivan and Lenora Sullivan | Joseph Sullivan and Lenora Sullivan | 131060B02400CO |
| (NAME) | (NAME) | |
| 1556 Whitlock Avenue | 1556 Whitlock Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Jacksonville, FL 32211 | Jacksonville, FL 32211 | |
| (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 Christina Ledbetter, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Sullivan and Lenora Sullivan, 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 24, BURTON HILLS VILLAGE OF FOXVIEW, TRACT, 5, A PORTION OF ZONE LOT II, as shown on plat of record in Plat Book 6250, Page 564, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed Allen B. Ledbetter and Christina Ledbetter, husband and wife by deed dated May 1, 2013 from Cynthia L. Stoker of record in Instrument No. 20130502-0044298, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 33 Belcaro Circle, 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 **7th** day of **September, 2018.**

Allen B. Ledbetter

Christina Ledbetter

State of Tennessee
County of Davidson

On this 7th day of September, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Allen B. Ledbetter and Christina Ledbetter,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 7th day of September, 2018.

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

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Sullivan