6

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145260 **DEEDWARR**
09/26/2018 09:15:33 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180926-0095301

I 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 $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2018.

Notary Public I. Dyke Tatum

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
Kristin S. Anderson and Ross S. Anderson	Kristin S. Anderson and Ross S. Anderson	117030H34500CO
(NAME)	(NAME)	
2600 Hillsboro Pike, Unit 345	2600 Hillsboro Pike, Unit 345	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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 Ledbetter and Christina Ledbetter, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristin S. Anderson, a single woman and Ross S. Anderson, a married man, Tenants in Common with rights of survivorship,** 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 Unit No. 345, on the Horizontal Property Regime for The Enclave at Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Allen Ledbetter and Christina Ledbetter, husband and wife by deed dated December 2, 2016 from William Blair, unmarried of record in Instrument No. 20161206-0128162, Register's Office for Davidson County, Tennessee.

There is conveyed herewith that certain Garage Number 37 on The plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-00165162, in the Register's Office for Davidson County Tennessee to which Master Deed reference is hereby made for a more particular description of said garage.

Christina Ledbetter is a/k/a Christina W. Ledbetter and Allen Ledbetter is a/k/a Allen B. Ledbetter.

unimproved ☐

This is improved ☑ property, known as 2600 Hillsboro Pike, Unit 345, Nashville, TN 37212
(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 25th day of September, 2018.

Allen Ledbetter
Allen B. Ledbetter

Christina Ledbetter By: Allen B. Ledbetter as Attorney-in-Fact

State of **Tennessee**
County of **Davidson**

On this **25th** day of **September, 2018**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Allen B. Ledbetter**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

Witness my hand and official seal this **25th** day of **September, 2018.**

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

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

State of **Tennessee**
County of **Davidson**

On this **25th** day of **September, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Allen B. Ledbetter** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Christina W. Ledbetter**, as Attorney-In-Fact, as **his** free act and deed.

Witness my hand and official seal this **25th** day of **September, 2018.**

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

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

File No.: 18-Anderson