ADDRESS NEW OWNER: Sophia Ledman

5034 Regent Drive
Nashville, TN 37220

SEND TAX BILL TO: FLAGSTAR BANK, FSB
5151 CORPORATE DR
TROY, MI 48098

MAP-PARCEL NOS. 146-11-0-011.00

Karen Y Johnson Davidson County
Batch# 159320 DEEDWARR
11/14/2018 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20181114-0112094

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Barry D. Thompson and Rebecca L. Thompson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sophia Ledman, umarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One Revised, Crieve Hall Estates, of record in Plat Book 1835, Page(s) 122 through 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Barry D. Thompson and wife, Rebecca L. Thompson, from Dewey W. Lackey and Sharon C. Lackey, husband and wife, by Warranty Deed recorded on March 12, 2004, in Instrument No. 20040312-0028528, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5034 Regent Drive, Nashville, TN 37220.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 1835, Pages 122 through 124, Register's Office for Davidson County, Tennessee.(3) Restrictions of record in Book 2046, Page 88 and amended in Book 2396, Page 437, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of November 2018.

Barry D. Thompson

Rebecca L. Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Barry D. Thompson and Rebecca L. Thompson, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of November 2018.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $295,000.00.

Affiant

Subscribed and sworn before me this 13th day of November 2018.

Notary Public
My Commission Expires: 5/30/21

File No. 1811K296

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

