WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-8-2021

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 223803 DEEDWARR
04/30/2019 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $651.94
20190430-0039855

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Josnny J. Paredes	United Wholesale Mortgage	108 16 0 20 800
(NAME)	(NAME)	
1412 Timber Valley Drive	585 South Boulevard E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190795

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy Ledbetter, a single person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Josnny J. Paredes, a single man,** 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 :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 82B, Zone Lot Divisions, Lots 27, 76, 82, 83 and 84 on the Plan of Percy Priest Woods, Section II, of record in Plat Book 5200, page 756 as amended in Book 5800, page 259, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jeremy Ledbetter, a single person by Warranty Deed from U.S. Bank Nation Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 dated June 23, 2014 and filed of record in Instrument No. 20140730-0068066, Register's Office for Davidson County, Tennessee.

Jeremy Ledbetter and Jeremy Curtis Ledbetter being one and the same person.

Ronald Curtis Ledbetter executed this instrument on behalf of Jeremy Ledbetter pursuant to Power of Attorney of record in Instrument No. 20190417-0035270, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 5984, page 865; Book 6020, page 270; Book 6093, page 392; Book 6353, page 307 and Book 6560, page 667, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1412 Timber Valley 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of April, 2019

Jeremy Ledbetter
by Ronald Curtis Ledbetter, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Ronald Curtis Ledbetter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeremy Ledbetter, and who acknowledged that he executed the same as the free act and deed of Jeremy Ledbetter.

Witness my hand, at office, this 26th of April, 2019.

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY