WARRANTY DEED

Karen Johnson Davidson County
Batch# 224722 DEEDWARR
05/02/2019 09:18:04 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20190502-0040720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite	New Owner	
(NAME)	(NAME)	
2721 Westwood Drive		161-08-0-065.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ETHEL M. LEDBETTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. HITE, UNMARRIED**, 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. 110 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, Register's Office for said County, and as corrected by Instrument of record in Book 3278, Page 144, Register's Office. Said lot fronts 89 feet on the Northerly side of Ocala Drive and runs back 300.98 feet on the Easterly line and 290.28 feet on the Westerly line to a dead line in the rear on which it measures 40 feet.

Being the same property conveyed to Ben Edmond Ledbetter and wife, Ethel M. Ledbetter by Warranty Deed from Hillview Co., recorded on the 20th day of December, 1961 in Deed Book 3315, Page 85, in the Register's Office of Davidson County, Tennessee. Ben Edmond Ledbetter died on January 9, 1994 leaving Ethel M. Ledbetter as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 370 Ocala Drive, Nashville, TN 37211
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 1 day of May, 2019

Ethel M Ledbetter

ETHEL M. LEDBETTER

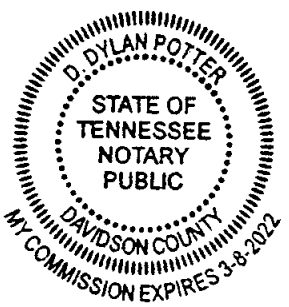
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethel M. Ledbetter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of May, 2019.

Commission expires:



Notary Public