6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 241229 **DEEDWARR**
06/11/2019 08:10:59 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190611-0055702

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 $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: May 03, 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
Nathan Ledbetter	Nathan Ledbetter	07203004800
(NAME)	(NAME)	
1004 Lucas Court	1004 Lucas Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37207	Brentwood, TN 37207	
(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, I, **LeAnne Harrington,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Ledbetter,** 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, State of Tennessee, being the westerly 50 feet of Lot 238 on the map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot 238 fronts 50 feet on the southerly margin of Stratford Avenue and extends back between parallel lines 205 feet to a dead line in the rear.

Being part of the same property conveyed to Leanne Harrington by deed dated August 26, 1987 from Sarah f. Pennington, Mary L. Hagewood and Willie Matheny of record in Book 7335, Page 981, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 0 Stratford Avenue, Nashville, TN 37216
(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 10th day of June, 2019.

LeAnne Harrington

State of Tennessee
County of Davidson

On this 10th day of June, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared LeAnne Harrington, 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 she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 10th day of June, 2019.

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

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

File No.: 19-Ledbetter