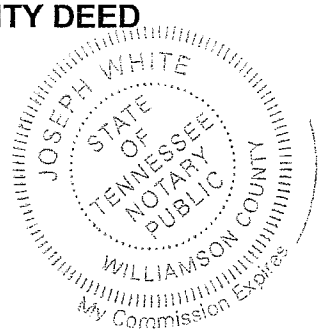
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,021.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James N. Ledford Jr.	James Ledford, Jr.	
(NAME)	(NAME)	
216 Bonnaridge Drive	4643 Brown Leaf Dr.	07513003500
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **D. Price Investments, Inc.,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James N. Ledford Jr. and Greg Gamble**, hereinafter called the GRANTEE(S), their 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. 266, on the plan of SECTION TWO (REVISED), HERMITAGE HILLS, as shown on plat of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to D. Price Investments, Inc., a Tennessee corporation by Special Warranty Deed from Peggy D. Mathes Administrator of the Estate of William C. Presley, dated 08/28/2012 and recorded 08/29/2012, of record in Instrument No. 20120829-0077861, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 216 Bonnaridge Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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,

File No.: 542924
Warranty Deed TN

Karen Johnson Davidson County
Batch# 300897 DEEDWARR
10/15/2019 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $495.88
20191015-0105486

201910150105486

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 2nd day of October, 2019.

D.Price Investments, Inc.

By: Daryl T. Price, President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daryl T. Price with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the President of D.Price Investments, Inc. the within named bargainer, a corporation, and that, Faryl T. Price as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Daryl T. Price as such President.

Witness my hand and Official seal this 2nd day of October, 2019.

Notary Public:
My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Stephanie Coleman **do hereby make oath that I am a license attorney and/or 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.**

Stephanie Coleman

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Stephanie Coleman **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: 2-27-2021

Notary's Seal (If on paper)

