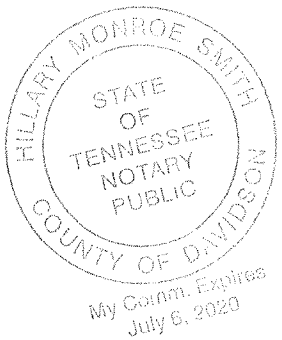
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hillary Smith, McMichael & Gray, P.C., 424 Church Street, Suite 2000, Nashville, TN 37219

File No.: TN-NAS-190220-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lawrence West and Rhonda West	Lawrence West and Rhonda West	102-07-0-095.00
(NAME) 6512 Upton Lane	(NAME) 6512 Upton Lane	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, **WE, THOMAS J. LADD, WIDOWED, AND THOMAS RICHARD LADD AND JOANN LADD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE WEST AND RHONDA WEST, HUSBAND AND WIFE,** 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. 84 on the Plan of Section 26, Charlotte Park, as or record in Book 3700, Page 91, Register' s office for said County.

Said Lot No. 84 fronts 75 feet on the Northwesterly side of Beacon Lane, and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Thomas J. Ladd and wife Kitty Sue Ladd from J. Douglas Wright, Jr. and wife, Joan Wright, of record in Book 4174, Page 354, Register' s Office for Davidson County, Tennessee. Kitty Sue Ladd having passed away on September 16, 2016, said property being held as tenants by the entirety, her husband Thomas J. Ladd became the sole owner at her death.

Karen Johnson Davidson County
Batch# 339078 DEEDWARR
01/06/2020 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200106-0001752

Being the same property conveyed to Thomas J. Ladd and Thomas Richard Ladd by Quitclaim deed from Thomas J. Ladd of record in Instrument No. 20180801-0074811 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on August 01, 2018.JoAnn Ladd joins in this conveyance in order to convey any interest she may have as the spouse of Grantor, Thomas Richard Ladd.

unimproved ☐
This is improved ☒ property, known as 6656 Beacon Ln., Nashville, TN 37209
(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 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 unemcumbered, 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 our hands this the 18th day of December, 2019.

Thomas J Ladd by Thomas R Ladd
Thomas J. Ladd by Thomas Richard Ladd as attorney in fact

Thomas Richard Ladd
Thomas Richard Ladd

Jo Ann Ladd by Thomas R Ladd
JoAnn Ladd by Thomas Richard Ladd as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2019, before me personally appeared Thomas Richard Ladd, appearing individually and as Attorney in Fact for Thomas J. Ladd and JoAnn Ladd, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described herein and who executed the foregoing instrument of his own free act and deed and who acknowledged the execution of the same to be the free act and deed of the said Thomas J. Ladd and JoAnn Ladd, pursuant to duly executed Powers of Attorney.

Witness my hand and official seal at Davidson County, Tennessee this 18th day of December, 2019.

Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Notary Public

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021