Karen Johnson Davidson County
Batch# 376981 DEEDWARR
03/25/2020 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20200325-0032136

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 269,000.00

Affiant Signature

Subscribed and sworn to before me on this the 10th day of March, 2020.

Notary Public

My Commission expires 1/31/2021

DE LANA R. STEVENS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
LAUREN SLAUGHTER AND JAMES SLAUGHTER
216 BONNARIDGE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
FIRST NATIONAL BANK OF MIDDLE TENNESSEE
1608 WILLIAMS DRIVE, SUITE 301
MURFREESBORO, TN 37129

MAP AND PARCEL NUMBER: Tax ID: 07513003500

WARRANTY DEED

20NT00229

Effective the 10TH day of MARCH, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES N. LEDFORD JR. AND GREG GAMBLE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LAUREN SLAUGHTER AND JAMES SLAUGHTER, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** 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.

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

Being the same property conveyed to James N. Ledford Jr. and Greg Gamble, by Warranty Deed from D. Price Investments, Inc., dated 10/02/2019 and recorded 10/15/2019 as Document No. 20191015-0105486, 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.

This is an improved property commonly known as 216 Bonnaridge Dr, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 10TH day of MARCH, 2020

JAMES N. LEDFORD JR.

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JAMES N. LEDFORD JR.,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10TH day of MARCH, 2020.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness our hands this the 12TH day of MARCH, 2020

GREG GAMBLE

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GREG GAMBLE,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12TH day of MARCH, 2020.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202003250032136

Certificate of Authenticity

I, Jill Neely, 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **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: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021