(1)

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35418-04-2020**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $539,995.00. Affiant Subscribed and sworn to before me this 29th day of May, 2020. Notary Public My Commission Expires: 03-08-21

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R KENNEDY DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Emily Ann Ledet & Noel Stuart Whitten 4506B Illinois Avenue Nashville, TN 37209	**Send Tax Bills To:** F+M Bank 50 Franklin Street Clarksville, TN 37040	**Tax Information:** Map and Parcel No.: 091 12 0 009 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meaghan Magarik and Jordan A. Magarik, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Ann Ledet, a single woman and Noel Stuart Whitten, a single man** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4506B Illinois Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2020.

Karen Johnson Davidson County
Batch# 408607 **DEEDWARR**
06/01/2020 02:14:27 PM 2 pgs
Fees: $13.00 Taxes: $1,997.98
20200601-0056149

Meaghan Magarik

Jordan A. Magarik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meaghan Magarik and Jordan A. Magarik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2020.

ASHLEY OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 413 of Block 88, on the Map of Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Meaghan Magarik and Jordan A. Magarik, wife and husband, by deed dated April 30, 2015 from L&S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20150501-0039603, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 091 12 0 009 00.
2. All matters appearing on the Plan of record as Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee.