Karen Johnson Davidson County
Batch# 416496 DEEDWARR
06/17/2020 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200617-0062507

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1588TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of May, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public

Commission Expiration:
4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Anne M. Wilkins 3606 Normandy Pl. S. Nashville, TN 37209	**SAME AS NEW OWNER.**	104 01 0 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Alan Ledbetter and Grace Ledbetter Husband and Wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne M. Wilkins an unmarried woman** 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:

Property known as 3606 Normandy Pl. S. Nashville, TN 37209, County of Davidson to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 31, 32 AND 33 OF THE WEST END PARK LAND COMPANY SUBDIVISION, OF RECORD IN BOOK 421, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING LOT NUMBER 1 ON THE UNRECORDED SURVEY OF LOTS 33, 32, AND PART OF LOT 31 OF THE WEST END PARK COMPANY'S SUBDIVISION, DESCRIBED AS FOLLOWS: SAID LOT NUMBER 1 ON SAID UNRECORDED PLAN BEGINS AT AN IRON PIN IN THE NORTHERLY LINE OF LOT NUMBER 33, SAID POINT BEING 165 FEET FROM THE NORTHEAST CORNER OF SAID LOT NUMBER 33; THENCE SOUTH 84 DEG. 45 MIN. EAST ALONG THE NORTHERLY MARGIN OF LOT NUMBER 33, 55 FEET TO AN IRON PIN; THENCE SOUTH 5 DEG. 45 MIN. WEST 160.7 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF NORMANDY PLACE; THENCE NORTH 81 DEG. 0 MIN. WEST ALONG THE NORTHERLY MARGIN OF NORMANDY PLACE, 55 FEET TO AN IRON PIN; THENCE NORTH 5 DEG. 45 MIN. EAST 157.5 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to James Alan Ledbetter, a single man, by deed from Ruth I. Cohen, unmarried and Kimberly Day, unmarried, dated 06/28/2013 filed and recorded 07/02/2013 of record in Instrument No. 20130702-0068113, said Register's Office.

The said James Alan Ledbetter having since married and the said Grace Ledbetter joins in this conveyance for the purpose of conveying any interest that she may have in the above property marital or otherwise.

Tax Map and Parcel ID is as follows 104 01 0 074.00

LTE File No.: 20-1588TN

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3606 Normandy Pl. S., Nashville, TN 37209

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 my hand this 28th day of May, 2020.

James Alan Ledbetter

Grace Ledbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2020, before me personally appeared **James Alan Ledbetter and Grace Ledbetter Husband and Wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of May, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023

True Copy Certification

I, **Milissa Loew**, 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 here with and ~~that this~~ is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

SHELLY M. WALLING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-15-2022

SEAL