Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 435460 **DEEDWARR**
07/10/2020 01:28:43 PM 2 pgs
Fees: $13.00 Taxes: $2,020.20

20200710-0075569

39-B
File #20-1276

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristin Bollinger and Jonathan Bollinger, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Alan Ledbetter and Grace Emily Ledbetter, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 81, Final Plat of Phase Two, Aberdeen Woods, a Planned Unit Development, as shown on plat of record in Plat Book 9700, pages 848-849, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristin Bollinger and Jonathan Bollinger, wife and husband by deed from Joshua P. Brinkley and Kimen Brinkley, husband and wife, dated November 19, 2014, of record in Inst No. 20141125-0108607, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 5436 Cochran Drive, Nashville, TN 37220.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| James Alan Ledbetter<br>5436 Cochran Drive<br>Nashville, TN 37220 | NEW OWNER | 161-01-0B-088.00 |

**WITNESS THE EXECUTION HEREOF** this 8th day of July, 2020.

**Kristin Bollinger**

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

On this 8th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kristin Bollinger, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Jonathan Bollinger by Kristin Bollinger**
**His Attorney in Fact**

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

On this the 8th day of July, 2020 before me personally appeared Kristin Bollinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan Bollinger, acknowledged that such person executed the same as the free act and deed of Jonathan Bollinger.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 546,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of July, 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023