WARRANTY DEED

Karen Johnson Davidson County
Batch# 444767 DEEDWARR
07/28/2020 11:16:29 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20200728-0082613

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Ladd Sr.	Regions Bank dba Regions Mtg	148-12-0-014.00
(NAME)	(NAME)	
900 Lydia Dr.	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, I, **Sandra Ladd, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Ladd Sr. and Amanda Ladd, 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. 28 on the plan of Lori Heights, of record in Plat Book 3106, Page 123, Register's Office for said County.

Said Lot No. 28, which is a corner lot, fronts 104.33 feet on the northerly margin of Lydia Drive and fronts 104.92 feet on the westerly margin of Lori Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 129.68 feet on the westerly line and 144.25 feet on the northerly line to a point of intersection.

Being part of the same property conveyed to Sandra L. Ladd and Kenneth Wayne Ladd, as tenants by the entirety from Sandra L. Ladd by Deed on June 2, 1995, of record in Book 9699, Page 11, Register's Office for Davidson County, Tennessee. The said Kenneth Wayne Ladd having died October 4, 2001, property is vested to Sandra L. Ladd.

unimproved ☐

This is improved ☐ property, known as 900 Lydia Drive, Antioch, TN 37013
(House Number) (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 unencumbered, 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/our hands this 24th day of July, 2020.

Sandra Ladd
Sandra Ladd

State of Tennessee
County of Davidson

Personally appeared before me Sandra Ladd, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2020.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23

File No.: 202006031

