Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 449090 DEEDWARR
08/03/2020 02:57:37 PM 2 pgs
Fees: $13.00 Taxes: $813.98

20200803-0085523

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,995.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Megan Rebecca Stafford 3000 Hillsboro Pike, Unit 134 Nashville, TN 37215	NEW OWNER	117-03-0A-134.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Emily Ann Ledet, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Megan Rebecca Stafford, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 134, on the Horizontal Property Regime for Versailles Apartment Condominiums, as recorded in the Master Deed of record in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, and as shown on plat of record in Plat Book 5050, Page 80, amended in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Emily Ann Ledet by Warranty Deed from Daniel McKenna, dated 05/27/2016 and recorded 05/31/2016, of record in Instrument 201605310054264, Register's Office for Davidson County, Tennessee. By her signature below, Grantor swears that this property is not a martial residence and as such is not subject to any homestead, dower or other matrital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3000 Hillsboro Pike, Unit 134, Nashville, TN 37215

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 hand(s) this the 31st day of July, 2020.

Emily Ann Ledet

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Emily Ann Ledet with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County