THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930642** Karen Johnson Davidson County Batch# 519496 DEEDWARR 11/20/2020 11:52:30 AM 3 pgs Fees: $18.00 Taxes: $3,755.50 20201120-0136822	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,015,000.00 Affiant Subscribed and sworn to before me, this 17th day of November, 2020. Notary Public My Commission Expires:

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

WARRANTY DEED

Address New Owner: Richard Ledford and Cindy Ledford 1136 Safety Harbor Cove Old Hickory TN 37138	Send Tax Bills To: New Owner Cap Star Bank 2002 Richard Jones Rd Ste A300 Nashville, TN. 37215	Tax Information: Tax Parcel ID No. 064-03-0B-066.00 CO

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, **Michael B. Franklin and Christy Franklin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Bryan Ledford and wife, Cindy J. Ledford**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 199, as shown on the map entitled Final Plat of Phase Five Section One Brandywine Pointe (A Planned Unit Development), of record in Plat Book 7900, page 618 amended with regard to Lot 199 only, of record in Book 10152, page 840 which was re-recorded in Book 10159, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL B. FRANKLIN and CHRISTY FRANKLIN, HUSBAND AND WIFE, by deed from CARL D. SUMMERS and wife, ARDIS E. SUMMERS, of record in Instrument No. 20161017-0109410 , dated October 14, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 064-03-0B-066.00 CO.

Matters shown on the Plan of record in Book 7900, Page 618, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8120, Page 170, amended in Book 8671, Page 484, Book 9010, Page 627, and in Book 9123, Page 648, said Register's Office.

Amendment to By-Laws of Brandywine Pointe Community Association, Inc. of record in Book 10721, Page 835, said Register's Office.

Rules & Regulations of record in Instrument Number 20151207-0122778, said Register's Office.

Restrictive Covenant of record in Instrument Number 200005050045615, said Register's Office.

This is improved property located at 1136 Safety Harbor Cove Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 17th day of November, 2020.

Michael B. Franklin

Christy Franklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B. Franklin and Christy Franklin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~17th~~ 16th day of November, 2020.

Notary Public

My Commission Expires: 07/05/2021

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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