Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1520 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

File #2021-640

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $895,000.00.

Affiant

Subscribed and sworn to before me on September 30th, 2021.

NOTARY PUBLIC
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022

Karen Johnson Davidson County
Batch# 728381 DEEDWARR
10/01/2021 10:28:56 AM 2 pgs
Fees: $13.00 Taxes: $3,311.50

20211001-0132210

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Ledden and Fiona Ledden 914 15th Ave. South Nashville, TN 37212	629 Germanda Rd. Leander, TX 78641	105-01-0-035.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LUISA UTSET WARD AND SPOUSE, THOMAS WARD**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER LEDDEN AND FIONA LEDDEN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70, on the plan of Subdivision of B.F. Shields Heirs Tract, of record in Book 57, page 31, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to LUISA UTSET WARD AND SPOUSE, THOMAS WARD, by deed from ANTHONY A. PAPARELLI AMD WIFE, KARIN PAPARELLI, of record as Instrument No. 20090722-0068631, dated July 20, 2009, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 914 15th Ave. S., Nashville, TN 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on September 29, 2021.

Grantor: **Grantor:**

Luisa Utset Ward **Thomas Ward**

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ~~**LUISA UTSET WARD**~~ **AND THOMAS WARD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

LUISA UTSET-WARD a/k/a LUISA UTSET WARD.

Witness my hand, at office, this 29 day of September, 2021.

Notary Public

My commission expires: 9.19.2022

RE: Warranty Deed, TN
(914 15th Ave. S.)
Page 2 of 2.

Jaclyn Montealegre
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG256017
Expires 9/19/2022