Karen Johnson Davidson County
Batch# 1025786 DEEDWARR
07/13/2023 10:18:03 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20230713-0053667

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

39-B
File #23-1154

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 **William Bratton and Virginia Bratton, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frederick Brent Leatherwood and Meredith Leatherwood, 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. 95 on the Plan of Section 6A, Fredericksburg of record in Plat Book 7900, Page 509, as amended in Plat Book 9700, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Bratton and Virginia Bratton, husband and wife by Warranty deed from Michael Chi and Monica K. Chi, husband and wife of record in Instrument No. 20180614-0057436 Register's Office for Davidson County, Tennessee, dated June 8, 2018 and recorded on June 14, 2018. (Value of consideration shown in aforementioned deed $435,000.00.)

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: 904 McLean Court, Brentwood, TN 37027.

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 #:
Frederick Brent Leatherwood	**Legacy Home Loans, LLC DBA**	**171-03-0A-144.00**
904 McLean Court	**1036 Stearman Drive Suite 6**	
Brentwood, TN 37027	**White House, TN 37188**	

WITNESS THE EXECUTION HEREOF this 11th day of July, 2023.

William Bratton

Virginia Bratton

State of Tennessee)
County of Davidson)

On this 11th day of July, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Bratton and Virginia Bratton, 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: 3/3/26

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: **$ 715,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of July, 2023.

Notary Public

My Commission Expires: 3/3/26

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