WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 13:41 2 pgs
Fees:13.00 Taxes:429.20

20060809-0098067

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$116,000.00.**

Heather Kayser
Affiant

Subscribed and sworn to before me this 4th day of July, 2006.

Notary Public

My commission expires: _____ (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 23, 2010

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dorothy D. Clifton	**"New Owner"**	**042-11-0-B-088co**
402 Columbus Trace Court		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Terri Ledford, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dorothy D. Clifton

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 Apartment Unit No. 402 of Heritage Village Condominiums, created under Title 66, 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989 and further Supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "B" of said Supplement and Amendment to the Master Deed, for a more complete identification of such Unit.

BEING the same property conveyed to Betty N. Trawick, by Warranty Deed from Joan E. Jones, unmarried, of record in Book 10269, Page 953, Register's Office for Davidson County, Tennessee. And further conveyed to Wanda Cumberland, Trustee, by Quitclaim Deed from Betty N. Trawick, of record in Book 10413, Page 861 and further conveyed to the Estate of Betty N. Trawick, by Quitclaim Deed from Wanda Cumberland, Trustee, of record in Instrument No. 20010206-0011814, said Register's Office, and further conveyed to Terri Ledford, by Quitclaim Deed from Terri Ledford, as Executrix of the Estate of Betty Trawick, of record in Instrument No. 20010206-0011815, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

William Allan Ledford, spouse of the above named Terri Ledford, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (X) unimproved (____) property, known as: **402 Columbus Trace Court, Madison, TN 37115**

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 our hand(s) this **24th** day of **July, 2006.**

Terri Ledford

Terri Ledford

William Allan Ledford

William Allan Ledford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terri Ledford and husband, William Allan Ledford,** the bargainors, 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.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2006.**

Notary Public

My Commission Expires: 3/22/10

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO:
GRISSIM TITLE + ESCROW, LLC
2309 CREST MOOR RD, STE 300
NASHVILLE, TN 37215