(3)

WARRANTY DEED

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-4-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Ave., Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Ledbetter	USAA FEDERAL SAVINGS	116-8-32
(NAME)	(NAME)	
210 A Woodmont Circle	10750 McDERMOTT FREEWAY	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	SAN ANTONIO, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Matthew T. L. Corkern and wife, Alice Coke Corkern, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Ledbetter and wife Christina Ledbetter, 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 Lot No. 4 in the Resubdivision of Lots Nos. 29 to 34 inclusive and Lots Nos. 49 to 54 inclusive of Kenner Manor Second Subdivision, of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 75 feet on the northerly side of Woodmont Circle (Kenner Avenue) and runs back 315.9 feet on the westerly line and 334.6 feet on the easterly line and measures 54 feet in the rear.

Being the same property conveyed to Matthew T. L. Corkern and Alice Coke, both unmarried, by deed from DC Equity, LLC, a Tennessee limited liability company, of record as Instrument No. 20060222-0020725, said Register's Office.

This conveyance is subject to: 2010 property taxes which are due and payable, but not yet delinquent; all matters appearing on the map of Kenner Manor Second Subdivision, of record in Book 547, page 134, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 210 A Woodmont Circle, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 16th day of April, 2010.

Matthew T. L. Corkern
by William B. Cobb - Attorney-in-Fact
Matthew T. L. Corkern

Alice Coke - Corkern - by William B. Cobb
Attorney in Fact
Alice Coke Corkern

BILL GARRETT, Davidson County
Trans:T20100023213 DEEDWARR
Recvd: 04/20/10 08:41 2 pgs
Fees:13.00 Taxes:1998.00

20100420-0029560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William G. Coke, Jr., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Matthew T. L. Corkern and Alice Coke Corkern, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Matthew T. L. Corkern and Alice Coke Cokern.

Witness my hand and official seal at Nashville, this 15th day of April, 2010

Tricia Ball
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.