THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120001099 DEEDWARR
Recvd: 01/05/12 13:46 2 pgs
Fees:13.00 Taxes:510.60
20120105-0001265

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David R. Ledbetter and Leann Ledbetter 1400 Goodnight Court Nashville, Tennessee 37207	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	41-3-A-74 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, We, **WILLIAM LAMB AND WIFE, PATSY LAMB**, hereinafter called the Grantors, we bargained and sold, and by these presents we hereby transfer and convey unto **DAVID R. LEDBETTER AND WIFE, LEANN LEDBETTER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Lot Number 12, on the Plan of Final Plat, Section Two, Vantage Pointe (Formerly North Forty) as shown by Plat appearing of record in Instrument Number 200604060040015, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed by Veronica Campos and Samuel S. Campos to the H. Wallace Moroney, Esq. Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation by Deed of Trust dated 12/23/2008, and filed of record at Instrument No. 20081229-0122852, at the Register's Office for Davidson County, Tennessee. Default was subsequently made by Veronica Campos and Samuel S. Campos on the loan secured by the above said Deed of Trust, and the property was sold at auction to Secretary of Veterans Affairs, pursuant to Substitute Trustee's/Trustee's Deed dated 7/27/2010 and filed of record at Instrument No. 20100727-0058803the Register's Office for Davidson County, Tennessee; further conveyed to William Lamb and Patsy Lamb by Special Warranty Deed from Secretary of Veterans Affairs of record in Instrument No. 201101030000157, dated 12/21/2010, Register's Office for Davidson County, Tennessee.

This is improved property known as **1400 Goodnight Court, Nashville, Tennessee 37207** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **29th** day of **December, 2011**:

William Lamb
William Lamb

Patsy Lamb
Patsy Lamb

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM LAMB AND PATSY LAMB**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of December, 2011:

Notary Public

My Commission Expires: 2-27-12

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $138,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2011:

Notary Public

My Commission Expires: 2-27-12

