THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30371-12-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 18th day of January, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: John Russell Justice 3809 Harding Place Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 080 10900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herbert Ligon and Patricia Ligon, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Russell Justice, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3809 Harding Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of January, 2012.

Herbert Ligon

Patricia Ligon

BILL GARRETT, Davidson County
Trans:T20120004806 DEEDWARR
Recvd: 01/20/12 11:17 2 pgs
Fees:13.00 Taxes:1480.00
20120120-0005722

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Herbert Ligon and Patricia Ligon**, 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, at office, this 18th day of January, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being in the 7th Civil District of said County, located on the southerly side of Harding Place, on the proposed subdivision of the L. H. Baker 50 acre tract, described as follows:

Beginning on the southerly margin of Harding Place, the northwest corner of the property conveyed to W. L. Ballew and wife, by deed from Kate T. Sharber, as of record in Book 1373, page 97, Register's Office; thence with said Place, westwardly 111 feet more or less to the northeast corner of the property conveyed to Richard Charles Brower and wife, by deed from Henry C. Iddings and wife, as of record in Book 1416, page 501, said Register's Office; thence with Brower's easterly line, southwardly 334 feet; thence eastwardly 111 feet more or less to a point; thence northwardly 334 feet to the beginning.

Being the same property conveyed to Herbert Ligon and wife, Patricia Ligon, by quitclaim deed dated December 16, 2011, from Shane Ligon f/k/a Shane Hawkins, of record in Instrument No. [redacted] 20120120-0005721, Register's Office for Davidson County, Tennessee.