This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

ADDRESS NEW OWNER:
Tiffany Head
113 Queen Anne Dr.
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MAP **04316006200**
GROUP
PARCEL

Davidson County DEEDWARR
Recvd: 02/08/12 12:35 2 pgs
Fees:13.00 Taxes:55.50
20120208-0011323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Velma H. Ledbetter**, Executrix and Sole Heir of the Lawrence A. Ledbetter Estate, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Tiffany Head,** a single woman, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land located in Davidson County, Tennessee, to -wit:
Being Lot No. 11 in the Kingsway Green Subdivision, Section 1, in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County.

Being the same property conveyed to Lawrence A. Ledbetter by deed dated May 21, 1982, of record in Book 5889, page 236, Register's Office for Davidson County, Tennessee.
Lawrence A. Ledbetter having since died, testate, devising said real property to Velma H. Ledbetter, as sole heir. His Estate being administered in the Probate Court of Davidson County, Tennessee, Docket #12P115.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 3842, page 227, said Register's Office.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4280, page 68, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

This is improved property known as 113 Queen Anne Dr., Madison, Tennessee 37115.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

"GRANTOR" does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 my hand this the 6th day of February, 2012.

Velma H. Ledbetter, Executrix

Velma H. Ledbetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Velma H. Ledbetter**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed as Executrix of the Estate of Lawrence A. Ledbetter and individually, as sole heir, for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of February, 2012.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $15,000.00.

Tiffany Head
AFFIANT

Subscribed and sworn to before me on this 6th day of February, 2012.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

CERTIFICATION
I, Toni Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Waynick

State of Tennessee; County of Davidson
On this 6th day of February, 2012, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick
My Commission Expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015