BILL GARRETT, Davidson County
Trans:T20120044028 DEEDWARR
Recvd: 06/14/12 13:08 2 pgs
Fees:13.00 Taxes:493.95
20120614-0052237

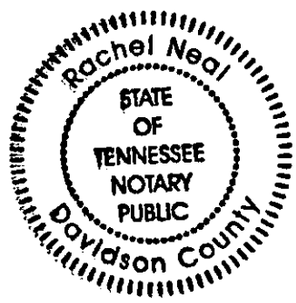
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2012.

Notary Public
MY COMMISSION EXPIRES: 07/08/13
File No. G12-4639S



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allen Brown Ledbetter and Christina Wyckoff Ledbetter, husband and wife (NAME)	PrimeLending, A PlainsCapital Company (NAME)	131-5-B-302 CO
302 Summit Ridge Circle (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Adam Walton Crow, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Brown Ledbetter and Christina Wyckoff Ledbetter, husband and wife,** 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 Unit No. 302, on the plan of Four Seasons Condominium, created under Title No. 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, according to the Master Deed of record in Book 6841, page 349, and as amended in Book 6847, page 122, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5050, page 30, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Adam Walton Crow, an unmarried man from Thomas Smith and wife, Ann Smith, by Deed dated August 13, 2004, as Instrument No. 20040819-0100076, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

2. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

3. The premises herein is a condominium apartment established pursuant to 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; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominium and recorded in Book 6841, page 349 and Book 6847, page 122, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 6841, page 349 and Book 6847, page 122, Register's Office for Davidson County, Tennessee.

5. Subject to Easements on Plat as recorded in Book 5050, page 30, Register's Office for Davidson County, Tennessee.

6. Charter of Homeowner's Association of record in Book 4512, page 162, Book 6855, page 917, and Book 8176, page 697, Register's Office for Davidson County, Tennessee.

7. Easement Agreement as recorded in Book 6870, page 966, and Book 6869, page 157, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer Easement as recorded in Book 5271, page 430, Register's Office for Davidson County, Tennessee.

9. Ingress/Egress Easement as recorded in Book 7776, page 899, Register's Office for Davidson County, Tennessee.

10. Engineering report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 302 Summit Ridge Circle, Nashville, TN 37215.

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. Whenever 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/our hand(s) this 13th day of June, 2012.

Adam Walton Crow

June 13, 2012
Date

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 Adam Walton Crow, an unmarried man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of June, 2012.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066