WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2012

Notary Public:

MY COMMISSION EXPIRES: 5-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chelsea Marie Swindle	Ameris Bank	Parcel ID:
3144 Lake Drive	1515 Johnson Ferry Rd.	086140B06600CO
Hermitage, TN 37076	Marietta, GA 30062	

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 hereby acknowledged, we

Jon Ledford and wife, Tara Ledford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chelsea Marie Swindle

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:

BEING Lot No. 114, on the Plan of Revised Final Plat of Fleetwood Subdivision, Phase One, a Planned Unit Development, of record in Plat Book 6900, Pages 465 and 466 and Boundary Plat in Plat Book 6900, Page 225, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jon Ledford and Tara Ledford, husband and wife, by deed from Steve C. Evans and Kelly Evans, husband and wife, of record in Instrument 20071205-0140907, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7170, Page 987, amended in Book 7628, Page 6; Book 7940, Page 565; Book 7174, Page 4; amended in Instrument 20110526-0040493, said Register's Office.

This conveyance is made subject to: (1) 2012 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 465 and 466 and Boundary Plat in Plat Book 6900, Page 225, said Register's Office; (3) Stormwater Detention Agreement of record in Book 7107, Page 408, and Book 7401, Page 629, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3144 Lake Drive, Hermitage, TN 37076

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 28th day of August, 2012.

Jon Ledford

Tara Ledford

BILL GARRETT, Davidson County
Trans:T20120065856 DEEDWARR
Recvd: 09/04/12 09:43 2 pgs
Fees:13.00 Taxes:628.26
20120904-0079333

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 Jon Ledford and Tara Ledford, 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 at Nashville, Tennessee, this 28th day of August, 2012.

My Commission Expires: 9/9/14

Notary Public

