Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jesse J. Ledbetter
149 Stoners Glen Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
149 Stoners Glen Dr.
Hermitage TN 37076

BILL GARRETT, Davidson County
Trans:T20130031856 DEEDWARR
Recvd: 04/18/13 10:49 2 pgs
Fees:13.00 Taxes:825.10
20130418-0038609

WARRANTY DEED

(Map 75/15-0A, Parcel 149.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **DAVID R. CHESSER, married**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JESSE J. LEDBETTER and wife, MARY ANN LEDBETTER**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 149, First Revision, Phase Two, Stoners Glen, according to plat and survey of same appearing of record in Plat Book 20001208-0121075, as corrected in Instrument 20010117-0005055 and 20010109-0002802, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said unit.
>
> BEING the same property conveyed to David R. Chesser and wife, Susan E. Chesser, by Warranty Deed from Frank Batson Homes, Inc., dated August 31, 2001, of record in Instrument 20010904-0095542, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated November 1, 2005, of record in Instrument 20051107-0134431, in said Register's Office, the said Susan E. Chesser conveyed her interest in said property to David R. Chesser.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 20001208-0121075, page ; to restrictive covenants of record in 20000526-0052723 and 20001215-0123565; to , all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 149 Stoners Glen Drive, Hermitage, TN 37076.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 15th day of April, 2013.

DAVID R. CHESSER

STATE OF ALASKA)
COUNTY OF North Star Borough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Chesser, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2013.

Notary Public

My Commission Expires: 3/31/17

(SEAL)

Notary Public
BETTY WEUM
State of Alaska
My Commission Expires Mar. 31, 2017

AFFIDAVIT

STATE OF ~~ALASKA~~ ~~Utah~~ Tennessee)
COUNTY OF Wilson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $223,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of April, 2013.

Notary Public

My commission expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

File No. 20130115