BILL GARRETT, Davidson County
Trans:T20130036513 DEEDWARR
Recvd: 05/02/13 11:56 2 pgs
Fees:13.00 Taxes:1480.00
20130502-0044298

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-4629

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen B. Ledbetter Christina Ledbetter 33 Belcaro Circle Nashville, TN 37215	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	131-06-0B-024.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $400,000.00

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

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 which is hereby acknowledged **Cynthia L. Stoker, an unmarried person ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Allen B. Ledbetter and Christina Ledbetter, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 24, BURTON HILLS VILLAGE OF FOXVIEW, TRACT 5, A PORTION OF ZONE LOT II, as shown on plat of record in Plat Book 6250, Page 564, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cynthia L. Stoker, an unmarried person by Warranty Deed from Jackie F. Ryder Hough, a married person, recorded on the 21st day of January, 2000 in Instrument No. 20000121-0007165, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **33 Belcaro Circle, Nashville, TN 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **May, 2013.**

GRANTOR(S)

Cynthia L. Stoker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cynthia L. Stoker** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **1st** day of **May, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY