THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1120

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clare G. Royer 210 Woodmont Circle Nashville, TN 37205	NEW OWNER	11608003200

BILL GARRETT, Davidson County
Trans:T20130038321 DEEDWARR
Recvd: 05/08/13 09:47 2 pgs
Fees:13.00 Taxes:1905.13
20130508-0046311

STATE OF TENNESSEE
COUNTY OF MADISON
The actual consideration or value, whichever is greater, for this transfer is $514,900.00

Clare G Royer
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2013.

A J Reed
Notary Public

My Commission Expires: 1-20-2015
(Affix Seal)

A. J. REED
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

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 **Allen Ledbetter and Christina Ledbetter, husband and wife ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Clare G. Royer, unmarried ("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 No. 4 in the Resubdivision of Lot Nos. 29 to 34 inclusive and Lot Nos. 49 to 54 inclusive of Kenner Manor Second Subdivision, of record in Book 547, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Alan Ledbetter and wife, Christina Ledbetter, by Warranty Deed from Matthew T. L. Corkern and wife, Alice Coke Corkern, dated April 16, 2010, of record in Instrument No. 20100420-0029560, Register's Office for 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: **210 Woodmont Circle, Nashville, TN 37205**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **April, 2013.**

GRANTOR(S)

Allen Ledbetter

Christina Ledbetter

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 **Allen Ledbetter and Christina Ledbetter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **April, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY