NEW OWNER:

BARBARA M. BROCK
4546 S. TRACE BLVD.
OLD HICKORY, TN 37138

SEND TAX BILLS TO:

CITIBANK, N.A.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368

Map & Parcel 064090A02500CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0425

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130051417 DEEDWARR
Recvd: 06/18/13 15:50 3 pgs
Fees:18.00 Taxes:403.30
20130618-0062395

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Nine Thousand and 00/100 Dollars ($109,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM J. LEDFORD, a married man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BARBARA M. BROCK and husband, DAVID T. BROCK, tenants by the entirety**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee and being known and designated as all of Unit No. 4546 as shown on the site plan of Southfork Condominiums, Phase One, of record in Book 6783, Page 865, in the Register's Office for Davidson County, Tennessee, said site plan being Exhibit "C" to the Master Deed for Southfork Condominiums, of record in Book 6783, Page 839 and also of record in Plat Book 6250, Page 386 and Plat Book 6900, Page 132, in the Register's Office for Davidson County, Tennessee, and as said Unit is described in said Master Deed, together with an undivided interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to William J. Ledford, married by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 19, 2013, and of record in Instrument No. 20130410-0035628, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated July 19, 2012, and of record in Instrument No. 20120726-065709, in the Register's Office for Davidson County,

Tennessee. Also being the same property conveyed to Lois H. Davis by deed from Robert G. Howard, III and wife, Linda L. Howard, dated April 25, 2006, and of record in Instrument No. 20060428-0048883, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **4546 S. TRACE BLVD., OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 6783, Page 865, and Book 6783, Page 839; Book 6250, Page 386; and Book 6900, Page 132 and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 13th day of June, 2013.

WILLIAM J. LEDFORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM J. LEDFORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2013.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$109,000.00** .

Barbara M Brock
AFFIANT

Sworn to and subscribed to before me this 13th day of June, 2013.

NOTARY PUBLIC

My commission expires: _____

