After recording, return to:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204
Box 14
File G-25080-8

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

G-VRES-13-3606

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Alan Ledbetter	Farmington Financial Group	
3606 Normandy Place South (ADDRESS)	2002 Richard Jones Rd. Suite 300A (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	104-1-74.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUTH I. COHEN, UNMARRIED AND KIMBERLY DAY, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES ALAN LEDBETTER, A SINGLE MAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 31, 32 AND 33 OF THE WEST END PARK LAND COMPANY SUBDIVISION, OF RECORD IN BOOK 421, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING LOT NUMBER 1 ON THE UNRECORDED SURVEY OF LOTS 33, 32, AND PART OF LOT 31 OF THE WEST END PARK COMPANY'S SUBDIVISION, DESCRIBED AS FOLLOWS: SAID LOT NUMBER 1 ON SAID UNRECORDED PLAN BEGINS AT AN IRON PIN IN THE NORTHERLY LINE OF LOT NUMBER 33, SAID POINT BEING 165 FEET FROM THE NORTHEAST CORNER OF SAID LOT NUMBER 33; THENCE SOUTH 84 DEG. 45 MIN. EAST ALONG THE NORTHERLY MARGIN OF LOT NUMBER 33, 55 FEET TO AN IRON PIN; THENCE SOUTH 5 DEG. 45 MIN. WEST 160.7 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF NORMANDY PLACE; THENCE NORTH 81 DEG. 0 MIN. WEST ALONG THE NORTHERLY MARGIN OF NORMANDY PLACE, 55 FEET TO AN IRON PIN; THENCE NORTH 5 DEG. 45 MIN. EAST 157.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RUTH I. COHEN, UNMARRIED TO RUTH I. COHEN, UNMARRIED AND KIMBERLY DAY, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 20TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080620-0063484 AND WARRANTY DEED FROM KATHRYN T. MENEFEE, UNMARRIED TO RUTH I. COHEN, UNMARRIED AS RECORDED ON THE 12TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041012-0122977, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 152 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3606 Normandy Place South, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130056125 DEEDWARR
Recvd: 07/02/13 10:18 2 pgs
Fees:13.00 Taxes:832.50
20130702-0068113

Witness my/our hand(s) this 28th day of June, 2013.

Ruth I. Cohen

Kimberly Day

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth I. Cohen and Kimberly Day, the within named bargainor, 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, this the 28th day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903