BILL GARRETT, Davidson County
Trans:T20130106014 DEEDWARR
Recvd: 12/20/13 10:12 2 pgs
Fees:13.00 Taxes:388.50
20131220-0128622

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 West 6th Street, Suite 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Marshall Powell Ledbetter III and wife Kimberly W. Ledbetter	Marshall Powell Ledbetter III and wife Kimberly W. Ledbetter
111 Brighton Ct	111 Brighton Ct
Columbia, TN 38401	Columbia, TN 38401

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Marilyn Winnett, an unmarried person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Marshall Powell Ledbetter III and wife Kimberly W. Ledbetter** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 121, SECTION 1, KEMPER HEIGHTS (ERRONEOUSLY REFERRED TO AS KENNER HEIGHTS IN DEEDS OF ACQUISITION), as shown on plat of record in Plat Book 2331, Page 65 and 66, in the Register's Office, Davidson County, Tennessee.
Said Lot No. 121 fronts 185.0 feet on the northwesterly side of Westchester Drive, and extends back 287.4 feet on the northeasterly line and 205.3 feet on the southeasterly line, to an irregular line in the rear on which it measures 202.7 feet.

Being the same property conveyed by Quitclaim Deed from Marvin L. Winnett to Marilyn Winnett as recorded on the 18th day of February, 1993 in Deed Book 8868, Page 274 and Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett to Marvin L. Winnett and wife, Marilyn Winnett as recorded on the 6th day of October, 1972 in Deed Book 4644, Page 290, in the Register's Office of Davidson County, Tennessee.

Tax Parcel #041-12-0-113.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for matters or record appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of December, 2013.

GRANTOR:

Marilyn Winnett

Marilyn Winnett

STATE OF TENNESSEE

COUNTY OF Maury

Before me, Teresa J. Smith, a Notary Public of the County and State first above written, personally appeared **Marilyn Winnett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2013.

Teresa J Smith
Notary Public
My Commission Expires: September 18, 2017

(SEAL)

TERESA J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale..

(SEAL)

TERESA J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 16th day of December, 2013.

Teresa J Smith
Notary Public
My Commission Expires: 9-18-17