This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

BILL GARRETT, Davidson County
Trans:T20140018390 DEEDWARR
Recvd: 03/19/14 10:59 2 pgs
Fees:13.00 Taxes:419.95
20140319-0022725

L&L# 8457B

ADDRESS NEW OWNER:
Jennifer Ledford
275 Martingale Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PrimeLending
18111 Preston Road, Suite 900
Dallas, TX 75252

MAP **04414003400**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Buyer's Solution, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jennifer Ledford, a single woman**, hereinafter called the GRANTEE, her representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 275 of Block 1 on the Plan of Cumberland Terrace, Part 1, of record in Plat Book 1424, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 75 feet on the easterly side of Martingale Drive, and runs back 185.5 feet on the northerly line and 193.6 feet on the southerly line to the westerly margin of the Tennessee Central Railroad right-of-way measuring 75 feet thereon.

Being the same property conveyed to Tennessee Buyer's Solution, LLC by deed from Clyde H. Fisher dated January 11, 2008, of record in Instrument No. 20080115-0004325, Register's Office for Davidson County, Tennessee.

This is improved property known as 275 Martingale Drive, Old Hickory, Tennessee 37138. Possession is to be given on March 14, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of March, 2014.

Tennessee Buyer's Solution, LLC

By: Tonya Denny, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Tonya Denny** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executive Director of Tennessee Buyer's Solution, LLC,** the within named bargainor, a limited liability company, and that she as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 14th day of March, 2014.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **$113,500.00**.

AFFIANT

Subscribed and sworn to before me on this 14th day of March, 2014.

NOTARY PUBLIC

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/26/17