THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31770-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,405,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2014. Notary Public My Commission Expires.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Bureon Ledbetter 212 Deer Park Circle Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 116 100 06800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Weaver and wife, Frances M. Weaver**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bureon E. Ledbetter and Harriet B. Ledbetter**, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 212 Deer Park Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20140039322 DEEDWARR
Recvd: 06/04/14 14:21 3 pgs
Fees:18.00 Taxes:5198.50
20140604-0048534

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2014.

James M. Weaver

Frances M. Weaver

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James M. Weaver and Frances M. Weaver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 19 on the Map of A. M. Bransford's Subdivision of Lots Nos. 29 to 34 inclusive, and 45, in the First Belle Meade Subdivision, as of record in Book 421, page 139, described as follows:

Beginning on the northerly margin of Deer Park Circle at the corner of Lots Nos. 18 and 19 on said Plan; thence northerly with the line between said two lots 196 1/2 feet to a point halfway from said Circle to Jackson Boulevard, Roger Smith and wife's southeast corner; thence with their southerly line, westerly 100 feet, more or less, to the easterly margin of Deer Park Circle (sometimes called Private Drive); thence with said Circle in a southerly direction 130 feet to southwest corner of said Lot No. 19, continuing with said Circle in a southeasterly direction 130 feet to the beginning.

Being the same property conveyed to James M. Weaver and wife, Frances M. Weaver, by deed dated September 20, 2004, from Dan L. McLaren and wife, Virginia S. McLaren, of record in Instrument No. 20040921-0113600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 100 06800.
2. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.