(2)

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1319

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roger Scott Waynick, Jr. 302 Summit Ridge Circle Nashville, TN 37215	CMG Mortgage Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	131-5-B-302.00

BILL GARRETT, Davidson County
Trans:T20150037930 DEEDWARR
Recvd: 05/15/15 12:08 2 pgs
Fees:13.00 Taxes:665.63
20150515-0044897

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2015.

Notary Public

My Commission Expires: 1-15-17
(Affix Seal)

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Allen Brown Ledbetter and Christina Wyckoff Ledbetter, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roger Scott Waynick, Jr.,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. 302 on the plan of Four Seasons Condominium, created under Title No. 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, according to the Master Deed of record in Book 6841, page 349, and as amended in Book 6847, page 122, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5050, page 30, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed Allen Brown Ledbetter and Christina Wyckoff Ledbetter, husband and wife by Warranty Deed from Adam Walton Crow, an unmarried man, dated June 13, 2012, recorded June 14, 2012, of record in Instrument No. 20120614-0052237, Register's Office for Davidson County, Tennessee.

This is improved property located at: **302 Summit Ridge Circle, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the site plan attached as Exhibit to the Master Deed for Four Seasons Condominium of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee (4) All matters appearing on the boundary plat of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee (5) Master Deed for Four Seasons Condominium of record in Book 6841, page 349, as amended in Book 6847, page 122; Register's Office for Davidson County, Tennessee (6) Charter for Homeowners Association of record in Book 4512, page 162; Book 6855, page 917 and in Book 8176, page 697, Register's Office for Davidson County, Tennessee (7) Easement Agreement of record in Book 6870, page 966 and in Book 6869, page 157, Register's Office for Davidson County, Tennessee (8) Sanitary Sewer

Easement of record in Book 5271, page 430, Register's Office for Davidson County, Tennessee (9) Ingress/egress Easement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee (10) Engineering Report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee, and (11) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **May, 2015.**

GRANTOR(S)

Allen Brown Ledbetter

Christina Wyckoff Ledbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Allen Brown Ledbetter and Christina Wyckoff Ledbetter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that tthey executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **May, 2015.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: