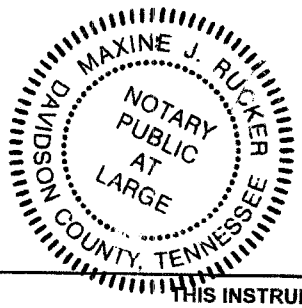
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ 31st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~June 03, 2012~~ MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1535 Northfield Blvd., Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha M. Patty	Franklin American Mortgage Company	182060A30800
(NAME) 8836 CRESSENT GLEN Court	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) Franklin, TN. 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/02/11 10:24 4 pgs
Fees:23.00 Taxes:425.32
20110602-0042081

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Raymond A. Dukellis, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Martha M. Patty, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 373 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, of record in Instrument No. 200604200045296, of the Register's Office for Davidson
County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to RAYMOND A. DUKELLIS by Deed from ARTHUR F. DUKELLIS, dated 03/15/2008 and filed for record on 03/26/2008 in Instrument 200803260030224, Register's Office for DAVIDSON County, Tennessee.

Lana Amodeo spouse of Raymond A. Dukellis joins in this conveyance to convey any and all marital interest she may have in subject property.

This conveyance is subject to the following:
All matters as set forth per Instrument 200604200045296; Stormwater Detention Agreement of record in Instrument 200103060021333; Easement of record in Instrument 200201230009339; Stormwater Detention Agreement of record in Instrument 200409270116009; Charter of record in Instrument 200201230009417; Charter of record in Instrument 200812190121385, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8836 CRESSENT GLEN Court, ANTIOCH, TN 37013
(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), her heirs and/or 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), her heirs and/or 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.

Witness our hands this 27th day of May, 2011.

Raymond A. Dukellis

Lana Amodeo

State of Tennessee
County of Rutherford

Personally appeared before me Raymond A. Dukellis and Lana Amodeo, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2011.

Notary Public Rebecca A. Dohoda
My Commission Expires: June 03, 2012

RETURN TO:
Stewart Title Company Tennessee Division
1535 Northfield Blvd., Ste 16
Murfreesboro, TN 37129

California All-Purpose Acknowledgment

State of California
County of Orange

On 05/27/11 before me, William J Danz, notary public, personally appeared ***Raymond A Dukellis, Lana Amodeo***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature William J. Danz (Seal)

NNA1 WILLIAM J. DANZ
Commission # 1854803
Notary Public - California
Orange County
My Comm. Expires Jun 19, 2013 NNA1

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ # of Pages: _____
Signer(s) Other Than Named Above: _____

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE