WARRANTY DEED

R-VRES-11-50

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-10-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Lauren F. Rowe	SunTrust Mortgage, Inc.	
510 Belair Way (ADDRESS)	401 Commerce Street, Suite 6100 (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	131-6-B-4200 C0

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLIFF WALTER AUDRETCH, III AND WIFE, AND SHARI L. AUDRETCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN F. ROWE AND CHRISTOPHER J. ROWE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 42, BURTON HILLS VILLAGE OF FOXVIEW, TRACT 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 564, AMENDED IN BOOK 6626, PAGE 937, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CLIFF WALTER AUDRETCH, III AND WIFE, SHARI L. AUDRETCH BY WARRANTY DEED FROM F. LAGARD SMITH AND WIFE, RUTH BATEY SMITH, RECORDED ON THE 1ST DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040901-0105807, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN BOOK 6250, PAGE 284, AS REVISED IN BOOK 6250, PAGE 649; BOOK 6250, PAGE 564; BOOK 6625, PAGE 171, AND AMENDED IN BOOK 6917, PAGE 718; BOOK 6655, PAGE 47; BOOK 6250, PAGE 564; BOOK 6626, PAGE 937; BOOK 7147, PAGE 411; BOOK 7147, PAGE 416; BOOK 6917, PAGE 710; BOOK 9879, PAGE 162; BOOK 4298, PAGE 491; BOOK 6326, PAGE 588; BOOK 6517, PAGE 505, AS AMENDED IN BOOK 6921, PAGE 216; BOOK 6517, PAGE 511, AS AMENDED IN BOOK 6921, PAGE 214; BOOK 6517, PAGE 517, AS AMENDED IN BOOK 6921, PAGE 224; BOOK 6517, PAGE 522, AMENDED IN BOOK 6691, PAGE 593, BOOK 6778, PAGE 532, BOOK 6778, PAGE 536, BOOK 6911, PAGE 120, BOOK 7046, PAGE 520, BOOK 7076, PAGE 691, BOOK 7146, PAGE 188 AND BOOK 9882, PAGE 733; BOOK 3702, PAGE 250; BOOK 6470, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 50 Brookhill Circle, Nashville, Tennessee 37215
(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), their heirs and 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), their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20110042835 DEEDWARR
Recvd: 07/15/11 15:54 2 pgs
Fees:13.00 Taxes:1443.00
20110715-0054402

Witness my/our hand(s) this 14th day of July, 2011.

Cliff Walter Audretch, III

Shari L. Audretch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cliff Walter Audretch, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shari L. Audretch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903