WARRANTY DEED

P-FC-11-8012

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Heidebreicht	Fifth Third Mortgage Company	
8012 Maggie Ct.	(NAME) 5001 Kingsley Drive MD:1MOCBQ	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati, OH 45227	182-6-A-144.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 RANDALL P. DUFRESNE AND WIFE, MACY DUFRESNE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON HEIDEBREICHT AND WIFE, HEATHER HEIDEBREICHT, 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 141, OLD HICKORY HILLS, PHASE TWO, SECTION TWO, as shown on plat of record in Instrument No. 20040122-0008453, 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 Randall P. Dufresne by Warranty Deed from Greenvale Construction, LLC, recorded on the 23rd day of July, 2004 in Instrument No. 20040723-0088490, in the Register's Office of Davidson County, Tennessee.

Macy Dufresne, wife of Randall P. Dufresne, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

unimproved ( )
This is improved (X) property, known as 8012 Maggie Court, Antioch, Tennessee 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), 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.

Witness my/our hand(s) this 22nd day of July, 2011.

Randall P. Dufresne

Macy Dufresne

BILL GARRETT, Davidson County
Trans:T20110046943 DEEDWARR
Recvd: 08/02/11 12:46 2 pgs
Fees:13.00 Taxes:525.40

20110802-0059294

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of July, 2011, before me personally appeared Randall P. Dufresne and wife, Macy Dufresne to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of July, 2011.

Notary Public

My Commission Expires: 10.16.

(SEAL)



RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959