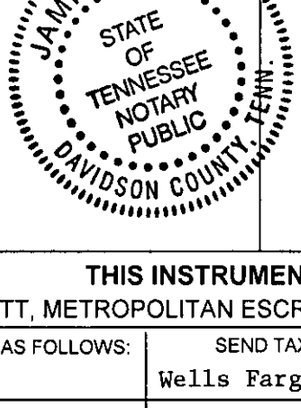
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson .
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wesley Duffee-Braun	Wells Fargo Bank, N.A.	Parcel ID:
212 Scarlett Ridge Court	2701 Wells Fargo Way	181100A05500CO
Brentwood, TN 37027	Minneapolis, MN 55467-8000	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael L. Dudley and wife, Wendy F. Dudley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wesley Duffee-Braun and wife, Eryn Duffee-Braun
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 Lot Number 216 on the Plan of Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Page 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael L. Dudley and Wendy F. Dudley by deed from Continental Development & Construction, Inc., of record in Book 2114, Page 439, dated February 2, 2001, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20010912-0099443 amended in Instrument 20030513-0064238; 20101206-0096935; 20100414-0028160; 20101206-0096935; and 20010912-0099443, said Register's Office

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 64 and 65, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 212 Scarlett Ridge Court, Brentwood, TN 37027

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. 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 30th day of August, 2013.

Michael L. Dudley

Wendy F. Dudley

BILL GARRETT, Davidson County
Trans:T20130077262 DEEDWARR
Recvd: 09/06/13 08:59 2 pgs
Fees:13.00 Taxes:851.00

20130906-0094138

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. Dudley and Wendy F. Dudley, 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 at Nashville, Tennessee, this 30th day of August, 2013.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.