WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~375,000.00~~ XXXXX $385,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2013. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Record & Return to Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027	

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Ketchmark and Jessica Rodrigue	Wells Fargo Home Mtg	104-06-0-[illegible]00
(NAME) 107 32nd Avenue South	(NAME) 1003 E Brier Dr	
(ADDRESS) Nashville, TN 37212	(ADDRESS) San Bernandino CA	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Wesley M. Aull**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Ketchmark, unmarried and Jessica Rodrigue, unmarried**, 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:

Land in Davidson County, Tennessee being Lot 12, PLAN OF THE BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE, as shown on plat of record in Plat Book 332, page 15, 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 Wesley M. Aull, an unmarried man by Warranty Deed dated 02/17/2011 from Steven Conti and wife, Victoria Lancelotta and filed of record on 03/02/2011 in Instrument Number 20110302-0016669, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 107 32nd Avenue South, Nashville, TN 37212

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, has 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.

BILL GARRETT, Davidson County
Trans:T20130083222 DEEDWARR
Recvd: 09/26/13 10:51 2 pgs
Fees:13.00 Taxes:1424.50
20130926-0101048

Witness our hands this 20th day of **September, 2013.**

Wesley M Aull

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Wesley M Aull**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of September, 2013.

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-23-2016