Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140058787 DEEDWARR
Recvd: 08/11/14 15:17 2 pgs
Fees:13.00 Taxes:1535.50
20140811-0072402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 21st day of July, 2014.

Notary Public
My commission expires: 10/23/17

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey Howard 513 Stonegate Place Brentwood, TN 37027	513 Montgage 5001 Kingsley Dr Cincinnati, OH 45227	160-6A-3CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDA DUDNEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY HOWARD, AN UNMARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Stonegate Subdivision, of record in Book 9700, page 808, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph L. Dudney and wife, Doris L. Dudney by deed dated September 20, 1999, of record in Book 11669, Page 881, Register's Office of Davidson County, Tennessee. The said Doris L. Dudney predeceased Joseph L. Dudney, on March 31, 2011, leaving him as the surviving tenant by the entirety. The said Joe L. Dudney conveyed a one-half interest to Linda Dudney, creating a joint tenancy with rights of survivorship, by deed dated March 12, 2013, of record in Instrument Number 20130404-0033305, Register's Office of Davidson County, Tennessee. The said Joe L. Dudney, died on June 24, 2014. See also the Heirship Affidavit recorded as Instrument Number #_____, Register's Office of Davidson County, Tennessee, naming Linda Dudney as the sole heir of Joseph L. Dudney.

Subject to all Easements and Restrictions of record. #20140811-0072401

THIS IS IMPROVED PROPERTY KNOWN AS 513 Stonegate Place, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of July, 2014.

Linda Dudney
Linda Dudney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Dudney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2014.

My commission expires:

1/5/17

Notary Public

