WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

BILL GARRETT, Davidson County
Trans:T20150024569 DEEDWARR
Recvd: 04/02/15 15:10 2 pgs
Fees:13.00 Taxes:839.90
20150402-0029063

G-PR-15-2805

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Thomas Hendricks	**Primary Residential Mortgage**	
(NAME)	(NAME)	
2805 Pinebrook Trail	**1480 North 2200 West**	**164100A31100CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Salt Lake, UT 84116**	
(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, I/we **NEIL PATRICK WOLFE AND KELLY MARIE WOLFE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS HENDRICKS AND WIFE, TAKIWA TAWANA BROWN HENDRICKS ,** 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 362, SUMMERFIELD, VILLAGE EIGHT, as shown on plat of record in Instrument No. 20051025-0128762, 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 Neil Patrick Wolfe and Kelly Marie Wolfe, as joint tenants by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, recorded on the 15th day of November, 2007 in Instrument No. 20071115-0133939, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMERFIELD SUBDIVISION, VILLAGE EIGHT, as recorded in Instrument No. 20051025-0128762.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10774, Page 945, Book 11588, Page 484 and Book 11669, Page 376 and Instrument Nos. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360, 20050317-0029621, 20060724-0089079 and 20060724-0089080.
- Terms and provisions of by-Laws recorded in Book 11648, Page 662 and Instrument No. 20010504-0046261.
- Charter for Summerfield Homeowners Association recorded in Book 11648, Page 660 and Instrument No. 20010326-0028531.
- Easement for Sanitary Sewer recorded in Instrument Nos. 19991216-0303934 and 20000809-0079074.
- Storm Water Detention Agreement recorded at Instrument Nos. 20050208-0014855 and 20050329-0033458.
- Grant of Permanent Easement recorded at Instrument No. 20000824-0083643.
- Easement granted to Bellsouth recorded in Book 1141, Page 327.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2805 Pinebrook Trail, Antioch, Tennessee 37013.

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 the 30th DAY OF MARCH, 2015.

Neil Patrick Wolfe

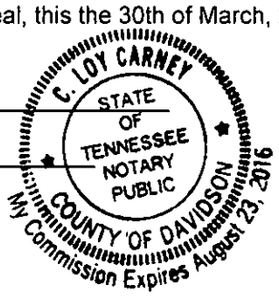
Kelly Marie Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL PATRICK WOLFE AND KELLY MARIE WOLFE, 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 30th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212