WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: Nov 5, 2016
(AFFIX SEAL)

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150081866 DEEDWARR
Recvd: 09/25/15 13:55 2 pgs
Fees:13.00 Taxes:878.75
20150925-0097740

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan T. Dudney	Farmington Mortgage, A division of Capstar Bank	181-10-0A
(NAME)	(NAME)	(MAP)
6745 Autumn Oaks Drive	2002 Richard Jones Rd., Ste. 300-A	011.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John E. Burkhardt II**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan T. Dudney and Lydia C. Dudney, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Autumn Oaks of record in Plat Book 9700, Page 913 and 914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John E. Burkhardt by Warranty deed from Continental Development & Construction, Inc. of record in Instrument No. 20000306-0021889 Register's Office for Davidson County, Tennessee, dated February 29, 2000 and recorded on March 6, 2000. The said John E. Burkhardt died April 17, 2011. Pursuant to Affidavit of Heirship recorded in Instrument No. 20150925-0097738, Register's Office for Davidson County, Tennessee, title is now vested in John E. Burkhardt II as the only heir at law of John E. Burkhardt. See also Affidavit of Heirship of record in Instrument No.20110614-0045380, Register's Office for Davidson County, Tennessee.

This property is not the primary residence of the herein Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6745 Autumn Oaks Drive, Brentwood, Tennessee 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 my hand this 21st day of September, 2015.

John E. Burkhardt, II
by McLean Stinson
attorney in fact

John E. Burkhardt II
By McLean Stinson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named McLean Stinson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for John E. Burkhardt II and that he is authorized by John E. Burkhardt II to execute this instrument on his behalf pursuant to specific Power of Attorney duly executed by John E. Burkhardt II and recorded simultaneously herewith in Instrument No. 20150925-0097739, Register's Office for Davidson County, Tennessee.

Witness my hand and seal at Brentwood, Tennessee, this 21st day of September, 2015.

Notary Public

My Commission expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN