Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33644-04-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2017. Notary Public My Commission Expires: 9-30-19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler J. Selbrade and Staci L. Sudenga 301 Mill Run Circle Nashville, TN 37221	Wells Fargo Bank, NA 2701 Wells Fargo Way Minneapolis, MN 55467	Map and Parcel No.: 155 15 0 A 150 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, John W. Hewett and wife Rhonda R. Hewett (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Tyler J. Selbrade and Staci L. Sudenga (collectively, "Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Mill Run Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20170057979 DEEDWARR
Recvd: 07/07/17 09:52 3 pgs
Fees:18.00 Taxes:1332.00
20170707-0068302

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of June, 2017.

John W. Hewett

Rhonda R. Hewett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Hewett and Rhonda R. Hewett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Stonemeade Section I, as of record in Plat Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Hewett and wife, Rhonda R. Hewett, by deed dated August 20, 1993 from Centex Real Estate Corporation of record in Book 9066, page 118, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 155 15 0 A 150 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Stonemeade of record in Book 7701, page 290, amended in Book 8810, page 840, reaffirmed in Book 8349, page 43, amended in Book 8517, page 992, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Stonemeade Homeowners Association, Inc. of record in Book 8517, page 997, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Book 6900, page 799, Register's Office for Davidson County, Tennessee.
6. Dedication of easement for water lines of record in Book 7142, page 460, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of public utility easement of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.