Box 8

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810152

WARRANTY DEED

Bill Garrett Davidson County
Batch# 74471 **DEEDWARR**
03/28/2018 02:29:55 PM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20180328-0029112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of March, 2018.

NOTARY PUBLIC

My commission expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemarie A. Dudenhofer and Aaron M. Dudenhofer 5405 Tennessee Avenue Nashville, TN 37209	SunTrust Mortgage, Inc 901 Semmes Ave Richmond, VA 23224	091-07-0-423.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($449,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID O'FERRELL AND HUSBAND, JOHN HORNER,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ROSEMARIE A. DUDENHOFER AND AARON M. DUDENHOFER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1310, Block 186 on the Map of No. 1, on the Plan of West Nashville of record in Plat Book 57, page(s) 74 and 75, 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 David O'Ferrell and husband, John Horner, by Warranty Deed from Tennessee Avenue Development LLC, dated 7/28/2016, recorded 7/29/2016, of record in Instrument No. 20160729-0078200, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property previously conveyed to Tennessee Avenue Development, LLC by Quitclaim Deed from Tennessee Avenue Development LLC, dated 1/15/2016, recorded 1/20/2016, of record in Instrument No. 20160120-0005932, said Register's Office.

Being a portion of the property previously conveyed to Tennessee Avenue Development LLC by Quitclaim Deed from Linda Saunders, married, dated 12/28/2015, recorded 12/30/2015, of record in Instrument No. 20151230-0131194, said Register's Office.

And being a portion of the property previously conveyed to Linda Saunders, married, by Warranty Deed from Samantha A. Moore, unmarried, dated 11/3/2015, recorded 11/6/2015, of record in Instrument No. 20151106-0113239, said Register's Office.

The address of the herein described property is believed to be 5405 Tennessee Avenue, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of March, 2018.

DAVID O'FERRELL

JOHN HORNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David O'Ferrell and husband, John Horner, 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 and seal, this the 27th day of March, 2018.

Notary Public

Printed Notary Name

My commission expires: 10/18/20

DANIEL E. GELATT III
Notary Public
Forsyth County
My Commission Expires
10/18/2020
NORTH CAROLINA