NEW OWNER:

Mitchell Andrew Mask
Mary Charlotte Mask
6745 Autumn Oaks Drive
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0478

181-10-0A-011.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 128006 DEEDWARR
08/13/2018 11:03:02 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20180813-0079581

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JONATHAN T. DUDNEY AND LYDIA C. DUDNEY, HUSBAND AND WIFE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MITCHELL ANDREW MASK AND MARY CHARLOTTE MASK, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Autumn Oaks, R-20 Residential P.U.D. of record in Plat Book 9700, Page (s) 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 Jonathan T. Dudney and Lydia C. Dudney, husband and wife by Warranty deed from John E. Burkhardt II of record in Instrument No. 20150925-0097740 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on September 25, 2015.

Being also known as 6745 Autumn Oaks Drive Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9th day of **August, 2018.**

JONATHAN T. DUDNEY

Attorney-in-Fact

BY: JOHN DUDNEY, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. *_____, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

LYDIA C. DUDNEY

Attorney-in-Fact

BY: JOHN DUDNEY, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. *_____, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

*20180813-0079580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, JOHN DUDNEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for JONATHAN T. DUDNEY and LYDIA C. DUDNEY, the within named bargainor, for the purposes therein contained.

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **310,000.00** .

AFFIANT

Sworn to and subscribed to before me this 9th day of **August, 2018.**

NOTARY PUBLIC

My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY