RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811192

Karen Y Johnson Davidson County
Batch# 161932 DEEDWARR
11/16/2018 12:45:31 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20181116-0113135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2018.

NOTARY PUBLIC

My commission expires: 8-26-20

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Anspach and Alyse Anspach 212 Scarlet Ridge Court Brentwood, TN 37027	New Owner	181 10 0A 055.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Seven Thousand and 00/100 Dollars ($327,000.00), 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, **WESLEY DUFFEE-BRAUN AND ERYN DUFFEE-BRAUN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KYLE ANSPACH AND ALYSE ANSPACH, HUSBAND AND WIFE**, 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 and being Lot No. 216 on the Plan of Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Page 64 and 65, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Wesley Duffee-Braun and wife, Eryn Duffee-Braun, by Warranty Deed from Michael L. Dudley and wife, Wendy F. Dudley, dated August 30, 2013 in Instrument No. 20130906-0094138, Register's Office for Davidson County, Tennessee.

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 are being paid at closing.

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 14th day of November, 2018.

WESLEY DUFFEE-BRAUN

ERYN DUFFEE-BRAUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Wesley Duffee-Braun and Eryn Duffee-Braun, 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 14th day of November, 2018.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Tahira J. Pyszka
Printed Notary Name

My commission expires: 8.22.21