WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 10:50 2 pgs
Fees:13.00 Taxes:370.00
20051026-0129223

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Bicentennial Title & Escrow **THIS INSTRUMENT WAS PREPARED BY**, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danessa Hudson	Danessa Hudson	060-04-0-061.00
(NAME)	(NAME)	
133 Southridge Dr.	133 Southridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Zadie Hudson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danessa Hudson, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Oak Park Subdivision, Section I, of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rosa L. Hudson and Darron Hudson, both unmarried, by deed from Willie F. Carr and wife, Camille Carr, executed 08/17/88 and filed for record on 08/30/88 in Book 7639, Page 603, Register's Office for said County. The said Darron Hudson conveyed all his right title and interest in subject property to Rosa L. Hudson by Quitclaim Deed executed 10/10/91 and filed for record on 10/15/91 in Book 8463, Page 909, Register's Office for Davidson County, Tennessee. The said Rosa L. Hudson having since died. Zadie Hudson is the sole heir at law of Rosa L Hudson as evidenced by Affidavit of Heirship of record in Instrument 20050908-0107837, said in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 133 Southridge Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of August, 2005.

Zadie Hudson By POA Danessa Hudson
Zadie Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2005, before me personally appeared Steve Allen Hudson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Zadie Hudson, and who acknowledged that she executed same as the free act and deed of said Steve Allen Hudson, by virtue of that Power of Attorney, duly executed by the said Steve Allen Hudson, and appearing of record as Instrument No 20050908-0107838, Register's Office for Davidson County, Tennessee.

Witness my hand and seal, this 31st day of August 2005.

Curvina Boseman
Notary Public

My Commission Expires: March 21, 2009

