THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner-Caprisha L. Hudson
1020 10th Ave. North
Nashville, TN 37208

MAP PARCEL NUMBERS
Map & Parcel No: 81-16-670

Davidson County DEEDWARR
Recvd: 05/08/06 13:49 3 pgs
Fees:18.00 Taxes:421.80



20060508-0053436

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of April, **2006**, by and between **Yolanda Stanley Rodgers and husband,** Lonzell Rodgers, party of the first part, and **Caprisha L. Hudson,** unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$114,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot No. 9 in Haslam's Addition to Nashville as of record in Book 21, page 17, Register's Office for said County.

Said Lot No. 9 fronts 40 feet on the easterly side of Tenth Avenue North formerly Bellville Street and runs back 151 feet on the southerly line and 152 feet on the northerly line to an alley and shows 37 feet on said alley.

Being the same property to Yolanda A. Stanley, unmarried, by deed from Metropolitan Development & Housing Agency, of record in Instrument No./Book 20010129-0008700, Register's Office for Davidson County, Tennessee, dated 1-25-2001, recorded 1-29-2001. The said Yolanda A. Stanley has since married and now goes by Yolanda A. Rodgers. Yolanda A. Stanley, Yolanda A. Stanley-Rodgers and Yolanda A. Rodgers are one and the same person.
Lonzell Rodgers, **spouse of Yolanda Stanley Rodgers, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.**

The above referenced property is also known as 1020 10th Avenue North, Nashville, TN, 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 21, page 17; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Yolanda Stanley Rodgers
Yolanda Stanley Rodgers
Lonzell Rodgers
LONZELL RODGERS

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Yolanda Stanley Rodgers and husband,** Lonzell Rodgers, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of April, **2006.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$114,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of April, **2006.**

NOTARY PUBLIC

My commission expires: 1-27-07

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
1020 10th Avenue North
Nashville, TN 37208

Name and address of new owner:
Caprisha L. Hudson
1020 10th Avenue North
Nashville, TN 37208

ACKNOWLEDGEMENT OF RESTRICTIVE COVENANTS
HOME PROGRAM

1020 Tenth Avenue North
Nashville, Tennessee 37208

Buyer(s) acknowledge(s) that the above described property is subject to certain restrictions as set forth in the Code of Federal Regulations, HOME Investment Partnerships Programs (HOME Program, 24 CFR Part 92), which is a federally funded program of the U. S. Department of Housing and Urban Development and is administered locally by the Metropolitan Development and Housing Agency of Nashville, Tennessee. Said restrictions apply to the disposition of the subject property and are necessary because federal funds were used in the acquisition and/or construction of same.

Buyer(s) further acknowledge(s) that said property is to be used for residential purposes only and as the principal residence of said buyer(s).

Caprisha L Hudson
Buyer

Buyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of April, 2006 before me personally appeared Caprisha L Hudson to me known to be the person(s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her free act and deed.

WITNESS my ~~hand~~ and official seal.

Notary Public

My Commission Expires: 1-27-07

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE