Davidson County DEEDWARR
Recvd: 09/03/08 14:35 2 pgs
Fees:13.00 Taxes:499.50

20080903-0090363

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VRE-08-128250

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Bridges	CityLife Lending Group, LLC	
1417 McGavock Pike	(NAME) 8480 Stagecoach Circle	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Frederick, MD 21701-4747	72-7-276.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOTTIE C. SPAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. BRIDGES AND PATRICIA L. BRIDGES, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, MAP OF J.A. DEMONTBREUN'S SUBDIVISION OF THE DUDLEY PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 68, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DOTTIE C. SPAIN BY SUBSTITUTE TRUSTEE'S DEED FROM DAVID G. MANGUM, SUBSTITUTE TRUSTEE RECORDED SEPTEMBER 13, 2007 IN INSTRUMENT NO. 20070913-0109992, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING THOSE AS RECORDED IN PLAT BOOK 974, PAGE 68 AND BOOK 1066, PAGE 495.

unimproved ( )
This is improved (X) property, known as 1417 McGavock Pike, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of August, 2008.

Dottie C. Spain

Dottie C. Spain

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dottie C. Spain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SAM LAFFOON
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Theard Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903