Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20110047360 DEEDWARR
Recvd: 08/03/11 12:41 2 pgs
Fees:13.00 Taxes:384.43
20110803-0059727

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2011.

NOTARY PUBLIC

My Commission Expires: AUG 2 1 2012

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ambar Salvador Hernandez 520 Fedders Drive Madison, TN 37115	SWBC Mortgage Corp 5055 Maryland Way, Ste 200 Brentwood, TN 37027	043-06-0-182

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERTA NEELY AND GARY BRIDGES

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AMBAR SALVADOR HERNANDEZ, AN UNMARRIED PERSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Madison Park, Section 3, as of record in Plat Book 3500, page 104, Register's Office for said County.

Said Lot No. 54 fronts 74.43 feet on the southerly side of Fedders Drive and extends back 131.4 feet on the easterly line 135.9 feet on the westerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to VIRGIL B. BRIDGES AND WIFE, RHODA BRIDGES, by deed from JOHN BEASLEY GREGORY AND WIFE, SANDRA M. GREGORY, of record in Book 4649, page 885, dated October 20, 1972, said Register's Office. The said Virgil B. Bridges having predeceased the said Rhoda Bridges. The said

Rhoda Bridges having since died on or about November 3, 2010. The Last Will and Testament of Rhoda Flora Bridges filed with the Davidson County Probate Clerk's Office as Docket No. 11P-168, which devises the said property to Roberta Neely and Gary Bridges.

This improved property is known as 520 Fedders Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of July, 2011.

Roberta Neely
Roberta Neely

Gary Bridges
Gary Bridges

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roberta Neely and Gary Bridges, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of July, 2011.

Brandy Gomaz
Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013