This Instrument Prepared by ~~XXXXXXX~~
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return TO:
Clarity Title, LLC
815 Loretta Dr.
Goodletssville, TN 37072
11-0206

BILL GARRETT, Davidson County
Trans:T20110053276 DEEDWARR
Recvd: 08/29/11 15:06 2 pgs
Fees:13.00 Taxes:403.30
20110829-0066773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $109,000.00.

Affiant

Subscribed and sworn before me this the 17th day of August, 2011.

Notary Public
My commission expires:
**My Commission Expires May 20, 2014**

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Roetta E. Bridges<br>736 Shandale Drive<br>Madison, TN 37115 | WCS Lending<br>951 Yamato Rd, #150<br>Boca Raton, FL 33431 | 43-1-A-10CO |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENT B. DONGAS AND MARIA DONGAS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROETTA E. BRIDGES, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 56 on the Revised Final Plat for Section 4, Shannon Place Subdivision, as shown by plat appearing of record in Instrument No. 20010502-0044879, revision Instrument No. 20010423-0040003 (erroneously cited as Instrument No. 20010423-0004003 in prior deed), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brent B. Dongas, a married man by Special Warranty Deed from U.S. Bank, National Association, N.D. of record in Instrument No. 20110418-0029554; dated April 14, 2011; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank, National Association, N.D. by substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20110118-0004523; dated January 14, 2011; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rush King and LaDonna King, Husband and Wife by Warranty Deed from Terry McDonald and wife, Rachel McDonald of record in Instrument No. 20040729-0090852; dated July 27, 2004; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 736 Shandale 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of August, 2011.

Brent B. Dongas

Maria Dongas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brent B. Dongas and Maria Dongas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2011.

My commission expires: 09/09/14

Notary Public

