RECORD AND RETURN TO:
Signature Title Services, LLC
505 E. Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120037902 DEEDWARRSP
Recvd: 05/23/12 10:31 2 pgs
Fees:13.00 Taxes:536.50
20120523-0044686

SPECIAL WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ADRIANNA BOND	MAGNA BANk	17501003900
(NAME)	(NAME)	
604 BRIDGETTE COURT	6525 QUAIL HOLLOW RD	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	MEMPHIS, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc. , a Colorado corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto ADIANNA BOND, hereinafter called the GRANTEE(S), their heirs and/or 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. 112 on the plan of Asheford Crossing, Section Four, of record in Plat Book 9700, Page 912, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from April Bailey, unmarried of record in Instrument 20120523-0044685, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Book 9700, Page 912, said Register's Office.
Restrictions of record in Book 9651, Page 900, as amended of record in Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941 and Book 11455, Page 769, said Register's Office.
By-Laws of record in Book 9651, Page 925, said Register's Office.
Dedication of Easement and Sewer Reimbursement Agreement of record in Book 9336, Page 238, said Register's Office.
Charter of record in Book 9651, Page 895, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 604 Bridgette Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 8th day of May 2012.

Desiree Fernandez
Prudential Relocation, Inc.
By: Desiree Fernandez
Its: Asst. Secretary

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree Fernandez the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that she/he executed the forgoing instrument for the purposes therein contained.

Witness my hand this 8th day of May 2012.

Notary Public
My Commission Expires:

DEMEATRA L. RISER
MY COMMISSION EXPIRES
March 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027