Box 13
#16993

WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

LaTeeMc Adoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dorothy J. Joecken	Regions Bank dba Regions Mtg.	Parcel ID:
238 Ridgeway Dr.	2050 Parkway Office Cir.	09508000800
Nashville, TN 37214	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Elizabeth Young Bridges* and husband, Matthew Bridges

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Dorothy J. Joecken, An unmarried woman
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 128, on the Plan of Eva-Mor-Heights, Section Two, of record in Book 1835, Page 30, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot No. 128 fronts 110.0 feet on the northwesterly margin of Ridgeway Drive and extends back 153.79 feet on the southwesterly line and 166.31 feet on the northwesterly line to a dead line in the rear, measuring 55.0 feet thereon.

BEING the same property conveyed to Mary Elizabeth Young by deed from James A. Shea, III and Brandie M. Shea, of record in Instrument 20061023-0130988, dated October 19, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 30, said Register's Office.

*Mary Elizabeth Young Bridges and Mary Elizabeth Young being one in the same person.

MATTHEW BRIDGES JOINS IN THIS CONVEYANCE, WITH THE CONSENT OF THE GRANTOR SPOUSE, FOR THE PURPOSE OF WAIVING HOMESTEAD AND/OR OTHER MARITAL RIGHTS THAT MAY BE GRANTED TO A SPOUSE BY LAW IN THE PROPERTY.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 238 Ridgeway Dr., Nashville, TN 37214

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; and we do covenant with the 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, 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 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 25th day of May, 2012.

Mary Elizabeth Young Bridges
Mary Elizabeth Young Bridges

Matthew Bridges
Matthew Bridges

BILL GARRETT, Davidson County
Trans:T20120040273 DEEDWARR
Recvd: 06/01/12 10:55 2 pgs
Fees:13.00 Taxes:477.30
20120601-0047561

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Bridges, 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 at Nashville, Tennessee, this 25th day of May, 2012.

My Commission Expires: 5/9/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Elizabeth Young Bridges, 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 at Nashville, Tennessee, this 24th day of May, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.