WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/14 07:55 3 pgs
Fees:18.00 Taxes:617.90
20140827-0077918

RETURN TO
Stewart Title Company
1000 W. Broad St., Suite 100
Murfreesboro, TN 37129
File # 01241-11400

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Hutson	USAA Federal Savings Bank	02605002300
(NAME)	(NAME)	
302 Roscoe Street	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37075	San Antonio, TX 78288-0558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141184

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, ROSIE M. BRIDGES AND HUSBAND, KEVIN M. BRIDGES**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHARLES HUTSON, UNMARRIED**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Easterly 10 feet of Lot No. 2 and all of Lot Nos. 3 and 4, Block "E" of the map of Roscoe Place, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lots and part of lot adjoin and front together 127 feet on the Northerly side of Roscoe Street and run back between lines 161 feet on the Easterly line along the rear lines of Lot Nos. 6, 7, 8 and part of 9, and 150 feet on the Westerly line of part of Lot No. 2 to the Southerly line of Lot No. 20, and measures 70 feet thereon.

BEING all of the same property conveyed to Rosile M. Ayyad and Kevin M. Bridges by Special Warranty Deed from Prudential Relocation, Inc. dated May 24, 2006 and filed of record in Instrument 20060608-0068060, Register's Office for Davidson County, Tennessee. The said Rosile M. Ayyad, nka Rosie M. Bridges and husband, Kevin M. Bridges executed a Quitclaim Deed to Rosie M. Bridges and husband, Kevin M. Bridges dated January 10, 2012 and filed of record in Instrument 20120120-0005660, Register's Office for said County.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 843, Page 72, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 302 Roscoe Street, Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of August, 2014.

Rosie M. Bridges

Kevin M. Bridges

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rosie M. Bridges and Kevin M. Bridges, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

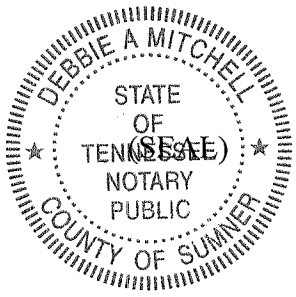
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017