WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

B-KW-16-1102-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160082141 DEEDWARR
Recvd: 09/19/16 15:45 2 pgs
Fees:13.00 Taxes:505.05
20160919-0098568

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Thomas W. Hagood and Margaret M. May	SVBC MORTGAGE CORP.	
(NAME) **1102 Oakway Court**	(NAME) 9311 SAN PEDRO AVE #100	**108-16-0-174.00**
(ADDRESS) **Nashville, TN 37214-4313**	(ADDRESS) SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATASHA R. CONDREY*** **AND ALDRIC CONDREY, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS W. HAGOOD AND MARGARET M. MAY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

* FKA NATASHA Q. RUSSELL ** HUSBAND & WIFE

Land in Davidson County, Tennessee, being Lot No. 55A on the Plan of Zone Lot Division of Lot Nos. 53, 55, 70, 71,7 2, 73 and 74 of Section III Revised, on the Plan of Percy Priest Woods, as of record in Plat Book 6250, Page 583 and amending in Plat Book 5200, Page 789, 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 Natasha Q. Russell and husband, Aldric Condrey, Jr. by Warranty deed from Celene C. Bloodworth and husband, Steven D. Bloodworth and Joseph W. Bloodworth of record in Instrument No. 20010731-0080777 Register's Office for Davidson County, Tennessee, dated June 22, 2001 and recorded on July 31, 2001. Natasha Q. Russell is now known as Natasha R. Condrey.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 583 and amending in Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5984, Page 865, amended in Book 6020, Page 270, Book 6353, Page 307, and Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1102 Oakway Court , Nashville, Tennessee 37214-4313**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 14th DAY OF SEPTEMBER, 2016.

Natasha R. Condrey

Aldric Condrey, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATASHA R. CONDREY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALDRIC CONDREY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212