AFTER RECORDING RETURN TO:
FIRST TITLE
1 PARK WEST CIRCLE, SUITE 104
MIDLOTHIAN, VA 23114
File No. 160312

Davidson County DEEDWARRSP
Recvd: 06/19/17 15:45 4 pgs
Fees:23.00 Taxes:326.71
20170619-0061562

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 150 06 0 123.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 5th day of June, 2017, by and between **MILITARY WARRIORS SUPPORT FOUNDATION**, a mailing address of 2511 North Loop 1604 W Suite 201, San Antonio, TX 78239 hereinafter referred to as Grantor(s) and **CHARLES HARDAGE AND ASHLEY HARDAGE, HUSBAND AND WIFE**, a mailing address of 109 Stone Bridge Court, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

BEING LOT NO. 245 ON THE PLAN ON SECTION THREE TOWNS VILLAGE OF THE COUNTY, OF RECORD IN BOOK 5200, PAGES 268 AND 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property as transferred by Quit Claim Deed on 12/16/2013 and recorded 05/15/2014 from BANK OF AMERICA, N.A. to MILITARY WARRIORS SUPPORT FOUNDATION, recorded in Document Number 20140515-0041795.

Commonly known as: 109 Stone Bridge Court, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 5th day of June, 2017.

MILITARY WARRIORS SUPPORT FOUNDATION

BY: Allison Peterson

PRINT NAME: Allison Peterson

TITLE: Sr. Director

STATE OF Texas
COUNTY OF Bexar

Before me, Maria Esparza a Notary Public, of the state and county mentioned, personally appeared Allison Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to Sr. Director of MILITARY WARRIORS SUPPORT FOUNDATION, the within named bargainer and that such executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in San Antonio, TX, this 5th day of June, 2017.

Maria R. Esparza
Notary Public
My Commission expires: 9.12.18

MARIA R. ESPARZA
Notary Public, State of Texas
Comm. Expires 09-12-2018
Notary ID #12995580-5

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 88,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Charles Hardage

Signature of Ashley Hardage

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to before me this 16 day of June, 20 17

Notary Public
My Commission Expires: 5/4/2020

DOTTY DUGGIN
NOTARY PUBLIC AT LARGE
CANNON COUNTY, TN

Name and address for person(s) responsible for taxes:

CHARLES HARDAGE AND ASHLEY HARDAGE
109 STONE BRIDGE COURT
ANTIOCH, TN 37013

Name and address of property owner:

CHARLES HARDAGE AND ASHLEY HARDAGE
109 STONE BRIDGE COURT
ANTIOCH, TN 37013

True Copy Certification

I, Aaron Oakes, do hereby make oath that I am 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.

Signature

State of VIRGINIA

County of CHESTERFIELD

Personally appeared before me, [Sandra Kazebeer], a notary public for this county and state, [A. Oakes] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-31-2020

