Bill Garrett Davidson County
Batch# 36123 DEEDWARR
12/12/2017 08:26:00 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20171212-0126325

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Alaina T. & Andre A. Southall
148 Oak Park Drive
Nashville, TN 37207

SEND TAX BILL TO:
Castle & Cooke Mortgage
13751 S. Wadsworth Park Drive
Ste 101
Draper, UT 84020

MAP/PARCEL 060-03-0-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Algerine J. Bridges, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Alaina T. Southall and Andrea A. Southall, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section One, Oak Park Subdivision of record in Plat Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danny Bridges, Jr. and wife, Algerine J. Bridges by Warranty deed from Kermit Z. Smith and wife, Corean Smith of record in Book 8235, page 578, Register's Office for Davidson County, Tennessee, dated November 9, 1990 and recorded on November 12, 1990. The said Danny Bridges, Jr. died on May 11, 2015 leaving Algerine J. Bridges, as the surviving tenant by the entirety.

This is improved property known as: **148 Oak Park Drive, Nashville, Tennessee 37207.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, do further covenant and bind themselves, their 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.

Possession to be given 7th day of December, 2017.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202

WITNESS MY HAND on this the 7th day of December, 2017

Algerine J. Bridges

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Algerine J. Bridges,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of December, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 17098