Instr:200005030044644 Page: 1 OF 2
REC'D FOR REC 05/03/2000 2:08:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1147.00

# WARRANTY DEED

#17204
File Box 9-B
First Title and Escrow Company, Inc.

TCB-PRO00-538

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Notary Public, Maury County, Tennessee
My Commission Expires Feb 20, 2004

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027
1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rani Lewis | XXXXXXXXXXXXXXXX AMSOUTH BANK | 117-8-81 |
| (NAME) | (NAME) | |
| 1620 Stokes Lane | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37215 | Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, David T. Bradford, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rani Lewis, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Eason's Second Subdivision of Belmont Terrace Annex No. 2, as of record in Book 547, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David T. Bradford, unmarried by deed from Al Kooper, unmarried of record in Book 10553, page 501, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1620 Stokes Lane, Nashville, Tennessee 37215
(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 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 my hand DTB this 1st day of May 2000

David T. Bradford

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela T., Bradford, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee this _____ day of June 2000.

Commission expires _____

Notary Public

SUSAN M. FIALA
NOTARY
PUBLIC
MAURY COUNTY, TN

Notary Public, Maury County, Tennessee
My Commission Expires Feb 20, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

**RETURN TO:**
**TITLE CONNECTION, INC.**

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027