BOX1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/01 10:57 2pgs
Fees:13.00 Taxes:281.20
20010906-0096689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2001.

Notary Public

My Commission Expires 8-10-2002

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road
Hermitage, Tennessee 37076

H-0248

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tabatha ~~Tabitha~~ M. Snider	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	150-07-0-457.00
(NAME)	(NAME)	
3349 Oak Trees Court	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irving, TX 75063	
(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, Janet Cooper and husband, John Lynn Cooper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *~~Tabitha~~ M. Snider 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:

*TABATHA

Being Lot No. 27-B, Zone Lot Division of Lot No. 27 on the Plan of Lakeshore Woods Section 3, of record in Plat Book 6250, Page 258, amending Plat Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Janet Ragan, unmarried by Warranty Deed from Christopher Scott Geloneck, unmarried of record in Book 11417, Page 850, said Register's Office.

Being the same property conveyed to Janet Ragan, unmarried by Warranty Deed from Christopher Scott Geloneck, unmarried of record in Book 11417, Page 850, said Register's Office.

The said Janet Ragan having since married is also known as Janet Cooper. John Lynn Cooper joins in the execution of this instrument for the purpose of conveying any interest he may have in said property by virtue of his marriage to Janet Cooper.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3349 Oak Trees Court, Antioch, TN 37013

(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 our hands this 30th day of August, 2001.

Janet Cooper
Janet Cooper

John Lynn Cooper
John Lynn Cooper

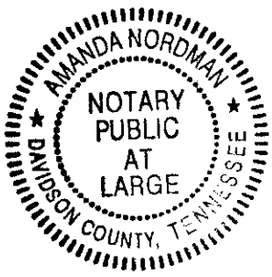
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 30th day of August, 2001.

Commission expires: 1-29-05



Amanda Nordman
Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076