WARRANTY DEED

13.00
431.00
444.00

Davidson County DEEDWARR
Recvd: 01/14/02 16:12 2pgs
Fees:13.00 Taxes:431.05

20020114-0005748

Bk 58-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Marsha Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~September 20, 2004~~
(AFFIX SEAL)

GAIL ~~McGEE~~ NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marsha Baker	Marsha Baker	052-08-0-A/317.00CO
(NAME)	(NAME)	
620 Sandy Springs Trail	620 Sandy Springs Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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,

Donovan L. Coofer and wife, Lushenna M. Jones-Coofer

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

Marsha Baker and husband, Jimmie Baker

, 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. 108 on the Plan of Heron Walk, Phase 2, Section Five of record in Plat Book 9700, Page 923, Register's Office for said County, to which reference is made for a more complete description.

Being a part of the same property conveyed to Donovan L. Coofer and wife Lusheena M. Jones-Coofer by Warranty Deed from Allen Earps and wife Betty Earps dated March 9, 2000 and filed for record in Document #20000405-0034404, Register's Office for Davidson County, Tennessee. Also of record in Document #20000106-0001808 (Deed wasn't signed by Betty Earps), said Register's Office.

unimproved ☐

This is improved ☒ property, known as 620 Sandy Springs Trail, Madison, TN 37115

(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/our hand(s) this 31st day of December, 2001.

Donovan L. Coofer

Lusheena M. Jones-Coofer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 12/31/2001, before me personally appeared Donovan L. Coofer and wife, Lushenna M. Jones-Coofer to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of December, 2001.

Commission expires: ~~September 20, 2004~~ 11/26/05

~~Judith C. Jacobs~~ Notary Public

GAIL H. HUDSON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE