27A
346

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/02 08:31 2pgs
Fees:13.00 Taxes:352.52

20020221-0021959

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,275.00

Gaye Lamb Lent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2002

Notary Public

MY COMMISSION EXPIRES: 03/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Schultz and wife, Michelle L. Schultz	Franklin Mortgage Funding, Inc.	Map 74 Group 16 Parcel 75
(NAME) 5018 Bonnahill	(NAME) 25800 Northwestern Hwy.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Southfield, MI 48075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Alvin L. Cox, Sr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER A. SCHULTZ AND WIFE, MICHELLE L. SCHULTZ,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 410 on the Plan of Hermitage Hills, Section 5, as shown of record in Plat Book 3300, Page 1, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alvin L. Cox, Sr. by The Last Will and Testament of Mary Pearl Stephens Cox (hereinafter Mary S. Cox), of record in Davidson County, Tennessee, Probate No. 01P1920. This being the same property conveyed to Louie Patterson Cox and wife, Mary S. Cox, by Warranty Deed filed for record April 19, 1962, in Record Book 3372, Page 385, Register's Office of Davidson County, Tennessee. Louie Patterson Cox having since died on June 13, 1983, passing all title and interest to his spouse, Mary S. Cox, having since died testate on September 11, 2001, naming seller, Alvin L. Cox, Sr. as sole beneficiary.

Subject to all matters as shown on plat of record in Book 3300, Page 1, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5018 Bonnahill, Hermitage, TN 37076
(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 7th day of February, 2002.

Alvin L. Cox Sr. by Joni Cook atty. in fact
Alvin L. Cox, Sr.

STATE OF TENNESSEE

COUNTY OF WILSON

On this 7th day of February, 2002, before me personally appeared Joni Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alvin L. Cox, Sr., and acknowledged that she executed the same as the free act and deed of Alvin L. Cox, Sr.

Witness my hand and official seal at Mt. Juliet, Tennessee this 7th day of February, 2002.

Commission expires: 3/29/03

Notary Public

NOTARY PUBLIC AT LARGE