WARRANTY DEED

L-HEM-02-5004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Pam Rudder
Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2002.

Laura Glenn
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 3/23/02

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Brooks	First Franklin Financial	
5004 Singing Hills Drive	(NAME) 2727 Paces Ferry Road, Suite 300	176-05-A-144CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVANDARS WARD AND WIFE, LAURA E. WARD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY M. BROOKS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 210 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, page 885 thru 887, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lavanders Ward and wife, Laura E. Ward by deed as shown of record in Book 10425, page 612, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 200110150111957; Book 7422, page 235, 298, 301, 304; Book 7823, page 857; Book 7857, page 94; and Book 7876, page 75, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5004 Singing Hills Drive, Antioch, Tennessee 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 my/our hand(s) this 5th day of February, 2002.

Lavandars Ward
Lavandars Ward

Laura E. Ward
Laura E. Ward

Davidson County DEEDWARR
Recvd: 02/26/02 08:28 2pgs
Fees:13.00 Taxes:629.00

20020226-0023993

STATE OF ~~Tennessee~~ FLORIDA PLLC
COUNTY OF ~~Davidson~~ OKALOOSA PMS

Personally appeared before me, , a Notary Public in and for said County and State, the within named Lavandars Ward and wife, Laura E. Ward, 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 ~~Antioch, Tennessee~~ FORT WALTON BEACH, FLORIDA, this ~~5th~~ 7th PMS day of ~~February~~, 2002.

My Commission Expires: 11/15/02

Paul M. Spiriti
Commission # CC 790978
Expires NOV. 15, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 5th day of February, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138