WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/02 10:55 2pgs
Fees:13.00 Taxes:266.03

20020520-0061281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

Tracy Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April D. Cooper	First Tennessee Home Loans	150-03-O-143
(NAME)	(NAME)	
3108 Justin Towne Court	10741 King William	02DX03520
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Dallas, Texas 75220	
(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, **Linda B. Bradford, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April D. Cooper, a single person**, 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:

Being Lot No. 298 on the Plan of Justin Towne, Section Two, as of record in Plat Book 5800, Page 321, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda B. Bradford by Warranty Deed appearing of record in Book 6185, page 693, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3108 Justin Towne 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 my/our hand(s) this 10th day of May, 2002.

Linda B. Bradford
Linda B. Bradford

STATE OF TENNSSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Linda B. Bradford, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledges that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 10th day of May, 2002.



NOTARY PUBLIC

My Comm. Expires: 7-20-03

File Number: 12203106

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027