# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/02 14:11 2pgs
Fees:13.00 Taxes:458.55

20020521-0061956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,932.00

Scott B Coffey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2002.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON TENN.

#241
RETURN TO:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3000 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott B. Coffey | Mortgage Investors Group, L.P. | 64-9-242 |
| (NAME) | (NAME) | |
| 317 Brandiwood Court | 8320 E. Walker Springs Lane | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Knoxville, TN 37923 | |
| (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, Todd C. Hanson, and spouse, Linda M. Hanson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott B. Coffey, 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. 82 on the Plan of Southfork Subdivision, Section One, of record in Book 6250, Page 384 and 385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Todd C. Hanson and spouse, Linda M. Hanson, by Warranty Deed from David M. Fogarty and spouse, Cynthia A. Fogarty dated October 30, 1995, and recorded November 1, 1995, in Book 9845, Page 249, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 317 Brandiwood Court, Old Hickory, TN 37138
(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 3rd day of May, 2002.

Todd C. Hanson

Linda M. Hanson

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 Todd C. Hanson and Linda M. Hanson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2002.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public