WARRANTY DEED

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires JUN. 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan D. Moore	First Franklin Financial Corp.	162-12A-82
(NAME)	(NAME)	
1184 Brittany Park Lane	1 Ada Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Irvine, CA 92618	
(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, Philip A. Cooper and Janese B. Cooper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan D. Moore and wife, Cara A. Moore, 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. 82 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip A.Cooper and wife, Janese B. Cooper, by deed of record in Book 11427, Page 954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Phillip A. Cooper and Janese B. Cooper by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020528-0064141, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1184 Brittany Park Lane, 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.

Davidson County DEEDWARR
Recvd: 05/28/02 10:39 2pgs
Fees:13.00 Taxes:341.88

20020528-0064142

Witness my/our hand(s) this 17th day of May, 2002.

Philip A. Cooper by Carolyn Adcock Atty in fact

Philip A. Cooper

Janese B. Cooper by Carolyn Adcock Atty in fact

Janese B. Cooper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of May, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Phillip A. Cooper and Janese B. Cooper and who acknowledged that she executed the same as the free act and deed of the said Phillip A. Cooper and Janese B. cooper, through Power of Attorney granted her by the said Phillip A. Cooper and Janese B. Cooper.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2002.

Commission expires: May 26, 2002

Elizabeth E Triplett

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.