WARRANTY DEED

PLEASE RETURN TO:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Vernon Cornell Walker Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 07/08/02 14:53 2pgs
Fees:13.00 Taxes:425.50

20020708-0081939

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
Jettie R. Bradford	1st Trust Bank For Savings	148-15-O-25
(NAME) 4812 Cimarron Way	(NAME) P.O. Box 17257	05DU52892
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Memphis, TN 38187-0257	
(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, **Vernon Cornell Walker, Sr., a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jettie R. Bradford, 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. 110, on the plan of Apache Hills, Section II as shown by plat of record in Plat Book 4175, page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vernon Cornell Walker, Sr., by Quitclaim Deed from Evangeline Walker dated 2/21/02 and recorded under Instrument #20020318-0033446, Register's Office for Davidson County, Tennessee.

Taxes for the year 2001 paid in the amount of $1228.59 and all subsequent years, a lien, but not yet due and payable. Map 148-15-0-25

Subject to all matters as set forth per Plat Book 4175, Page 9, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4225, Page 657, and in Book 4361, Page 162, and in Book 4454, Page 301, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 4812 Cimarron Way, 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 28th day of June, 2002.

Vernon Cornell Walker Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Vernon Cornell Walker, Sr., with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that he executed the foregoing instrument for the purposes therein contained and did so as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on the 28th day of June, 2002.

NOTARY PUBLIC

My comm. Expires: 7-20-03

NOTARY PUBLIC AT LARGE

File Number: 12206056

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