WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph (615) 883-5883 Fax (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 103,000.00

Robert Cousin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7/1/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Cousin and Charlene Cousin	SAME	60-08-93.00
(NAME) 204 Broadmoor Dr.	(NAME) SAME	
(ADDRESS) Nashville, TN 37207	(ADDRESS) SAME	
(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, **Lawrence B. Hatcher Sr., an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Cousin and wife, Charlene Cousin**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 07/10/02 12:14 2pgs
Fees:13.00 Taxes:381.10
20020710-0083029

unimproved ☒

This is improved ☐ property, known as 204 Broadmoor Dr., Nashville, TN 37207
(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 our/my hands this 7/1/02.

Lawrence B. Hatcher Sr.
Lawrence B. Hatcher Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Lawrence B. Hatcher Sr. and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 7/1/02.

Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE

Notary Public

File No.: 11005664

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bakerwoods, Section One, which plat is of record in Plat Book 7900, page 694, Register's Office for said County, reference is hereby made to said plan for a more complete and accurate legal description of said lot.

Being the same property conveyed to Commercial Contractors, Inc., a Tennessee Corporation, by deed from Thomas E. Stewart, Trustee WFP, of record in Deed Book 10965, page 106 dated 5/11/98, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Lawrence B. Hatcher, Sr. an unmarried man by deed from Commercial Contractors, Inc. dated 3/20/01 and recorded 3/21/01 in Instrument = 20010321002260, Register's Office for Davidson County, Tennessee.

Property Address:
204 Broadmoor Dr.
Nashville, Tennessee 37207