Return to: Box 10-B, Cohen & Cohen

WARRANTY DEED

PICKUP

Davidson County DEEDWARR
Recvd: 11/04/02 14:17 2pgs
Fees:13.00 Taxes:429.20

20021104-0135079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-0592

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Bracy	Washington Mutual Bank, FA	052-08-0-A-299.00CO
(NAME)	(NAME)	
504 Grand Lagoon	P.O. Box 25064	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Santa Ana, CA 92799	
(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, John W. Daniels, Jr., married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Bracy and wife, Jennifer L. Bracy, 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 known as Lot No. 91, Phase 2, Section 5, Heron Walk, a Planned Unit Development of record in Plat Book 9700, Page 923, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Daniels, Jr., a single man, by deed from Allen Earps and wife, Betty F. Earps dated June 28, 2000, of record in Instrument Number 20000706-0067075, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Supasuta Daniels joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to John W. Daniels, Jr.

unimproved ☐

This is improved ☒ property, known as 504 Grand Lagoon, Madison, TN 37115

(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 hand this 31st day of October, 2002.

John W. Daniels, Jr.

Supasuta Daniels

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 John W. Daniels, Jr. and Supasuta Daniels the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 31st day of October, 2002.

Commission expires: 1/29/05

Amanda Nordman
Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076