WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/03 08:57 2pgs
Fees:13.00 Taxes:407.00

20031205-0174949

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONNA G. ADCOX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2005

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Deising	EquiFirst Corporation	Map 150-11-326.00
(NAME) 3509 Lake Towne Drive	(NAME) 500 Forest Point Circle, Ste. 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte North Carolina 28273	
(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, Linda Tilden Russell Cooney , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad Deising, unmarried , 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. 138 on the Plan of Lake Town Park, Section Seven, as of record in Plat Book 7900, Page 402, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda Tilden Russell a/k/a Linda Tilden Russell Cooney by deed from Susan Stone of record in Deed Book 10794, page 550, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 8688, page 532, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 402, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 3509 Lake Towne Drive, 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

LTC

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 26th day of November, 2003.

Linda Tilden Russell Cooney

STATE of ~~Tennessee~~ TEXAS
COUNTY of ~~Davidson~~ WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Linda Tilden Russell Cooney the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/26/2003

My Commission Expires: 3-17-2003

Notary Public

KAREN KLEPAC
Notary Public, State of Texas
My Commission Expires
MARCH 17, 2004

File Number23110188
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167