RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anita R. Cooper	Franklin American Mortgage	
(NAME)	(NAME)	
1052 Lakewalk Drive	501 Corporate Centre Drive	Map 164-08-OB
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	Parcel 29
(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, **BRADLEY JAMES RICE AND LINDSEY LOIS RICE, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANITA R. COOPER**, 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 all of Lot No. 90 on the Plan of Section One Lakewalk of record in Instrument No. 20050128-0010429, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bradley James Rice, an unmarried person and Lindsey Lois Reinhart, an unmarried person, from Greenvale Construction, LLC, by Warranty Deed dated December 9, 2005, of record December 27, 2005, in Instrument No. 20051227-0153801, said Register's Office for Davidson County, Tennessee. Bradley James Rice and Lindsey Lois Reinhart are now husband and wife and Lindsey Lois Reinhart is now known as Lindsey Lois Rice.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1052 Lakewalk Drive, Antioch, TN 37013

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: 09/04/07 11:21 2 pgs
Fees:13.00 Taxes:573.50
20070904-0105719

Witness our hands this 31st day of August, 2007.

Bradley James Rice

Lindsey Lois Rice

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 Bradley James Rice and Lindsey Lois Rice, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of August, 2007.

Commission expires:

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011