WARRANTY DEED

LYNDA L. KING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: February 21, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindy W. Raines	Mindy W. Raines	Tax Map #148-14-0-024.00
(NAME)	(NAME)	
1138 Warrior Drive	1138 Warrior Drive	
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37064	Franklin, TN 37064	
(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, The Estate of Ellen T. Cooper a/k/a Ellen Tune Cooper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mindy W. Raines and husband, Ricky A. Raines, 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, and being all of Lot No. 111, Section Two, Locustwood, as shown on survey and plat of same appearing of record in Book 2331, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles V. Cooper, Jr., (who predeceased his wife) and wife, Ellen T. Cooper (now deceased), by deed from Morton E. Holman and wife, Corinne G. Holman, as shown of record in Book 3225, page 465, Register's Office for Davidson County, Tennessee. Will of Ellen T. Cooper, a/k/a Ellen Tune Cooper is filed with the Davidson County Court, and per Order and Letters Testamentary, Betty Mullins, as Executrix, shall convey and transfer said property.

This conveyance is subject to restrictive covenants of record in Book 2601, page 453, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 3944 East Ridge Drive, Nashville, TN 37211

(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 14th day of November, 2008.

The Estate of Ellen T. Cooper

By: Betty Mullins
Betty Mullins, Executrix

Davidson County DEEDWARR
Recvd: 11/20/08 08:19 2 pgs
Fees:13.00 Taxes:351.50

20081120-0114158

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Betty Mullins, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix, of The Estate of Ellen T. Cooper a/k/a Ellen Tune Cooper the within named bargainor, and estate, and that she as such Executrix, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the estate, by the said Betty Mullins, as such Executrix.

Witness my hand and official seal at Murfreesboro, Tennessee this 14th day of November, 2008.

Commission expires: 2/21/2011

Lynda L King
Notary Public

