Davidson County DEEDWARR
Recvd: 03/04/09 09:44 2 pgs
Fees:13.00 Taxes:666.00

20090304-0019032

WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

R-C21-09-0109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Cotton	Magna Bank (NAME)	
109 Shevel Drive (ADDRESS)	6525 Quail Hollow, Ste 300 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Memphis TN 38120 (CITY) (STATE) (ZIP)	25-12-30.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DWIGHT RANDOLPH AND LANA RANDOLPH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH M. COTTON AND WIFE, JEANNE P. COTTON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 17, CLARK PLACE, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 11, AMENDED IN BOOK 4241, PAGE 295, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DWIGHT RANDOLPH AND WIFE, LANA RANDOLPH BY WARRANTY DEED FROM BRENDA SUE HARRISON AND HUSBAND, RICHARD HARRISON AND BOBBYE JEAN TROXLER AND HUSBAND, BILLY E. TROXLER, RECORDED ON THE 9TH DAY OF MARCH, 1994 IN BOOK 9273, PAGE 185, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2330, PAGE 11 AND AMENDED IN PLAT BOOK 4241, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 109 Shevel Drive, Goodlettsville, Tennessee 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of February, 2009.

Dwight Randolph by Mary Frances Rudy as Attorney in Fact

Dwight Randolph by Mary Frances Rudy Attorney in Fact

Lana Randolph

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lana Randolph, the within named bargainor, 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, this the 27th day of February, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2009, before me personally appeared Mary Frances Rudy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dwight Randolph and who acknowledged he/she/they executed the same as the free act and deed of the said Dwight Randolph.

Witness my hand and official seal, this the 27th day of February, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903