| | |
|---|---|
| **Davidson County** | **DEEDWARR** |
| **Recvd: 11/06/14 07:53** | **2 pgs** |
| **Fees:13.00 Taxes:444.00** | |
| **20141106-0102367** | |

# WARRANTY DEED

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/2/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Dorothy M. Love and Roberta D. Martin | New Owner | 150 02 0 069.0 |
| (NAME) | (NAME) | |
| 561 Moss Landing Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Georgia Alexander, unmarried, James R. Bratten, unmarried and Ricky L. Bratten, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dorothy M. Love and Roberta D. Martin, both unmarried, as joint tenants with the right of survivorship**, 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 Lot No. 12, on the Plan of Edge-O-Lake, Section 18-A, of record in Plat Book 5060, Page 9, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mable Ray Bratten, unmarried and Georgia B. Alexander, unmarried by Warranty Deed from Gary T. Norris dated January 22, 1998 and recorded January 27, 1998 in Book 10769, Page 977 in said Register's Office for Davidson County, Tennessee. The said Georgia Alexander having conveyed her interest by Quitclaim Deed to Mable Ray Bratten of record in Instrument Number 20091104-0102025, said Register's Office. The said Mable Ray Bratten having conveyed her interst by Quitclaim Deed to Georgia Alexander of record in Instrument Number 20110328-0023635,said Register's Office. Further being the same property conveyed to James Bratten, Ricky Bratten and Georgia Alexander by Agreed Order of record in Instrument No. **20141106-0102366**, said Register's Office.

File Number: FRN-141381

unimproved ☐
This is improved ☒ property, known as 561 Moss Landing 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, has 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 our hands this 21st day of October, 2014.

Georgia Alexander

James R. Bratten

Ricky L. Bratten

STATE OF TENNESSEE
COUNTY OF ~~TENNESSEE~~ WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Georgia Alexander and James R. Bratten and Ricky L. Bratten, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2014.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017