BOOK 10967 PG 192

Box 1

WARRANTY DEED

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF MAY, 1998.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Mertz	**Tennessee Mortgage Corporation**	**52-08A-219**
(NAME) **1209 San Destin Trace**	(NAME) **139 Charter Place**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **LaVergne, TN 37086**	
(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, **Allen Earpsand wife Betty F. Earps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn Mertz and wife Shaun Marie Mertz**, 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. 151 on the Plan of Heron Walk Section Three Phase One of record in Plat Book 9700, Page 551, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Allen Earpsand wife Betty F. Earps by deed of record in Book 9700, Page 551, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **1209 San Destin Trace, Madison, TN 37115**
(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.

044559
IDENTIF. & REFERENCE

98 JUN -8 PM 1:43

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7572 06/08 0101 03CHECK 363.83

Witness **my/our hand(s)** this **28th day of May, 1998**.

BOOK 10967 PG 193

Allen Earps
Allen Earps

Betty F. Earps
Betty F. Earps

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 Allen Earps and wife Betty F. Earps the 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 at Nashville, Tennessee, this 5/28/98.

Angela M. Lake
Notary Public

Commission expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

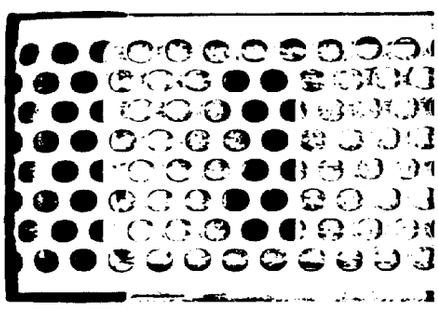
My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10967 PG 194

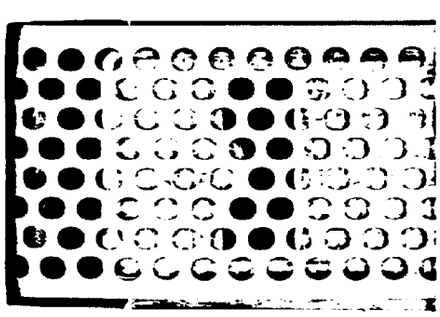
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95900.00
CON TX 354.83
PRFEE 1.00
WDEED 8.00
TOTAL 363.83
CHECK 363.83

06/08/98 01 13:46 0001 7572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447559
IDENTIF. # REFERENCE

98 JUN -8 PM 1:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303466