WARRANTY DEED

BOOK 11187 PAGE 460

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,610.00**

× Philip R. Goins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF OCTOBER, 1998**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 16, 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
Philip R. Goins	**Tennessee Mortgage Corporation**	**52-8A-232**
(NAME) **1129 Shawnee Road**	(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 Earps Builders, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip R. Goins and wife Christi Dortch Goins**, 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 County, Tennessee, being Lot No. 56 on the Plan of Heron Walk Section 4 Phase 2 of record in Plat Book 9700, Page 687, 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 Earps Builders, LLC by deed of record in Book 11064, Page 713, Register's Office for County, Tennessee.

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

This instrument is executed on bahalf of Allen Earps Builders, LLC by Ricky Earps as its Attorney-in-fact pursuant to recorded Power of Attorney of record in Book 11144, Page 618, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1129 Shawnee Road, 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.

0508171
IDENTIF. & REFERENCE

98 NOV -4 AM 11:25
REGISTER
DAVIDSON COUNTY, TN.

2385 11/04 0101 03CHECK 327.76

Witness **our hands** this **30th day of October, 1998**.

Allen Earps Builders, LLC

By: Allen Earps Builders LLC By Ricky Earps Attn in fact

Attest:

BOOK 11187 PAGE 461

State of Tennessee
County of Davidson

On this 30th day of October, 1998 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and acknowledged that he executed the same as the free act and deed of the said Allen Earps, through Power of Attorney granted Ricky Earps by the said Allen Earps.

Commission expires: 5/26/2002

Notary Public

ELIZABETH BRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

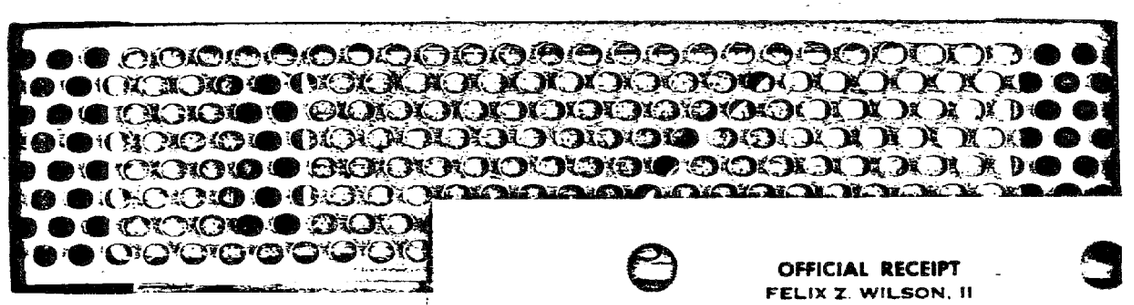
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____, of the _____, a corporation, and that he as such _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand official seal at _____, _____, this _____ day of _____, _____.

Commission expires:_____

_____
notary public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11187 PAGE 462

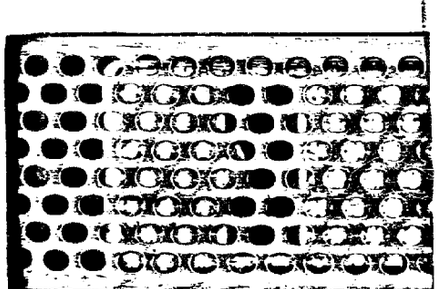
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85610.00
CON TX 316.76
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 327.76
CHECK 327.76

11/04/98 01 11:25 0001 2385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0508171

IDENTIF. # REFERENCE

98 NOV -4 AM 11:25

REGISTER
DAVIDSON COUNTY, TN.

No. 1367526