WARRANTY DEED

BOOK 11226 PAGE 438

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,900.00**

Sonja Monique Moxey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF NOVEMBER, 1998.**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 22, 2002.

(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonja Monique Moxey	**New South Federal Savings Bank**	**52-8-A**
(NAME) **1000 Treasure Reef**	(NAME) **1900 Crestwood Boulevard**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Birmingham, AL 35210**	
(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 **Sonja Monique Moxey, unmarried**, 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. 136 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 EarpsBuilders, LLC by deed of record in Book 11064, Page 713, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf 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 **1000 Treasure Reef, 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.

0518372
IDENTIF. ↑ REFERENCE

98 DEC -1 AM 11:03
REGISTER
DAVIDSON COUNTY, TN.

Witness **our hands** this **25th day of November, 1998**.

Allen Earps Builders, LLC

By: ~~Allen~~ Ricky Earps
Attorney in Fact

Attest: _____

BOOK 11226 PAGE 439

EET

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky Earps, 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: _____

Elizabeth E. Triplett
notary public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 25 day of November, 1998 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps Builders, LLC and acknowledged that he executed the same as the free act and deed of the said Allen Earps Builders, LLC, through Power of Attorney granted Ricky Earps by the said Allen Earps Builders, LLC

Commission expires: 5/26/2002

Elizabeth E. Triplett
Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

3237 12/01 0101 03CHECK 362.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11226 PAGE 440

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 94900.00
				CON TX 351.13
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 362.13
				CHECK 362.13
			12/01/98 01	11:03 0001 3237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I8372
IDENTIF. ↑ REFERENCE

98 DEC -1 AM 11:0

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN

No. 1378270