WARRANTY DEED

BOOK 11287 PAGE 703

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF DECEMBER, 1998**.

Notary Public

MY COMMISSION EXPIRES: [illegible] 26, 2001
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TN AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Erica L. Murphy	**Southeastern Mortgage of Tennessee, Inc.**	**150-8-A265**
(NAME)	(NAME)	
805 Seashell Cove	**115 29th Ave. South**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Nashville, TN 37212**	
(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 **Erica L. Murphy 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. 117 on the Plan of Heron Walk Section 2 Phase 4 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 the same property conveyed to Allen Earps Builders, 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 **805 Seashell Cove, 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.

0534155
IDENTIF. & REFERENCE

99 JAN -7 PM 3:21
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0028 01/07 0101 03CHECK 338.45

Witness **our hands** this **15th day of December, 1998**

Allen Earps Builders, LLC

By: Ricky Earps Attorney in fact

Attest: _____

State of Tennessee
County of Davidson

On this 15th day of December, 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: 5/20/2002

Elizabeth E. Triplett
Notary Public

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

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11287 PAGE 705

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

CAMT 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 338.45
CHECK 338.45
01/07/99 01 15:19 0001 0028

053455
99 JAN -7 PM 3:21
ALL DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409403