Box 1

WARRANTY DEED

BOOK 11321 PAGE 871

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$77,500.00**

Shawndra Sales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF JANUARY, 1999.**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: January 22, 1999
(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Shawndra Sales	**Tennessee Mortgage Corporation**	**52-8-A38**
(NAME) **1504 Santa Rosa Court**	(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 and wife, Betty F. Earps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawndra Sales 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:

Davidson
Land in County, Tennessee, being Lot No. 38 on the Plan of Heron Walk Section 2 Phase 1 of record in Plat Book 9700, Page 386, 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 and wife, Betty F. Earps by deed of record in Book 9708, Page 720, 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 and wife, Betty F. Earps by Ricky Earps as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10662, Page 805, in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1504 Santa Rosa Court, 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.

0543968
IDENTIF. ↑ REFERENCE

99FEB-2 PM 1:48
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0456 02/02 0101 03CHECK 297.75

Allen Earps

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness **my/our hand(s)** this **22nd day of January, 1999**.

Allen Earps By Ricky Earps
Allen Earps By: Ricky Earps, Attorney-In-Fact

Betty F. Earps By Ricky Earps
Betty F. Earps By: Ricky Earps, Attorney-In-Fact

State of Tennessee
County of Davidson

On this 22nd day of January, 1999 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and wife, Betty F. Earps and acknowledged that he executed the same as the free act and deed of the said Allen Earps and wife, Betty F. Earps through Power of Attorney granted him by the said Allen Earps and wife, Betty F. Earps.

Witness my hand and official seal at Antioch, Tennessee, this 22nd day of January, 1999

Commission expires: 5/26/2002

Elizabeth T. Bryant
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11321 PAGE 873

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

0543968
IDENTIF. & REFERENCE
99FEB-2 PM 1:48
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	77500.00
CON TX	286.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	297.75
CHECK	297.75

02/02/99 01 13:47 0001 0456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419808