WARRANTY DEED

BOOK 11362 PG. 150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,400.00

x Carlton P. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 1999.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 20, 2002.
(AFFIX SEAL)

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

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
Carlton P. Byrd	**Tennessee Mortgage Corporation**	**52-8A-267**
(NAME)	(NAME)	
813 Seashell Cove	**139 Charter Place**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**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 **Carlton P. Byrd, married**, 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. 120 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 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 County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **813 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.

U5549O6
IDENTIF. & REFERENCE

99 MAR -2 AM 10:32
REGISTER
DAVIDSON COUNTY, TN.

Witness **our hands** this 25th **day of February, 1999**.

Allen Earps Builders, LLC

By: Ricky Earps
Ricky Earps Attorney in Fact

State of Tennessee
County of Davidson

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On this 25th day of February, 1999 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 him by the said Allen Earps Builders, LLC.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of February, 1999

Commission expires: 5/26/2002

NOTARY PUBLIC ★ ELIZABETH E. DRIPETT ★ AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E. Dripett
Notary Public

2084 03/02 01:01 CHECK 375.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11362 PG. 152

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

0554906

IDENTIF. & REFERENCE

99 MAR -2 AM 10:32

REGISTER
DAVIDSON COUNTY, TN.

CAMT	98400.00
CON TX	364.08
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	375.08
CHECK	375.08

03/02/99 01 10:31 0001 2084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431272