# WARRANTY DEED

BOOK 11469 PG. 617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Karen C. Bledsoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 1999.

Richard J. Philbin
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Karen C. Bledsoe | North American Mortgage Company | 52-5-A-237CO |
| (NAME) 1105 Seagrove Point | (NAME) P.O. Box 395 | 11D95297 |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Albino, NY 14411-0395 | |
| (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 KAREN C. BLEDSOE, 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. 61 on the plan of Phase Two, Section Four, Heron Walk, A Planned Unit Development of record in Book 9700, Page 687 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Allen Earps Builders, LLC by deed from Allen Earps and wife, Betty F. Earps 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.

unimproved ☐
This is improved ☒ property, known as 1105 Seagrove Point, 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.

Witness our hands this 30th day of April, 1999.

Allen Earps Builders, L.L.C.

By: Ricky Earps
Ricky Earps, Authorized Representative

INSTRUMENT NUMBER 05843309
99 MAY -7 PM 2:11
CECIL CROWELL REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

STATE OF TENNESSEE

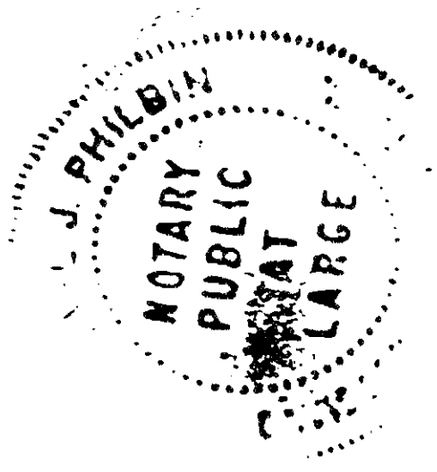
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ricky Earps, with whom I am personally acquainted and who upon his oath acknowledged himself to be an authorized representative of Allen Earps Builders, LLC, a Tennessee Limited Liability Company pursuant to a Power of Attorney instrument recorded in Book 11144, Page 618, Registers Office for Davidson County, Tennessee, and that he as such authorized representative, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ricky Earps as such authorized representative.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 1999.

Commission expires: May 27, 2001

Michael J. Philbin — Notary Public



# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11469 PG. 619

| | | |
|---|---|---|
| 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 |

0584309

IDENTIFICATION REFERENCE

99 MAY -7 PM 2:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible] 555.00
[illegible] 333.00
[illegible] 1.00
[illegible] 1.00
[illegible] 1.00
[illegible] 111.00
[illegible] 113.00
[illegible] 1.00 3225

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1457885