WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

BOOK 11490 PG. 613

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
Khena P. Kara	**Union Planters Mortgage**	**150-11-351**
(NAME) **1608 Maple Timber Court**	(NAME) **7130 Goodlett Farms Parkway**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Cordova, TN 38018**	
(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, **Walter A. Harkleroad II and wife, Janice C. Harkleroad**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khena P. Kara and wife, Tia N. Black**, 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. 115 on the Plan of Lake Town Park Section 8 of record in Plat Book 7900, Page 467, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Walter A. Harkleroad II and wife, Janice C. Harkleroad by deed of record in Book 10143, Page 50, 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 Walter A. Harkleroad II by Janice C. Harkleroad as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11490, Page 612, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1608 Maple Timber Court, Antioch, TN 37013**

(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.

0590424
IDENTIF. & REFERENCE
99 MAY 24 PM 12:36
ALL COUNTY TAXES REGISTER
DAVIDSON COUNTY, TN.
MTG. OFFICE USE ONLY CHECK 479.05

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

Witness my/our hand(s) this 21st day of May, 1999.

Walter A. Harkleroad II

Walter A. Harkleroad II
by Janice C. Harkleroad Atty in fact
Janice C. Harkleroad

Janice C. Harkleroad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Walter A. Harkleroad II and wife,~~ Janice C. Harkleroad the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5/21/99.

Elizabeth E Triplett
Notary Public

Commission expires: 5/26/2002

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

State of Tennessee
County of Davidson

On this 21st day of May, 1999 before me personally appeared Janice C. Harkleroad, the person who executed the foregoing instrument on behalf of Walter A. Harkleroad II and acknowledged that she executed the same as the free act and deed of the said Walter A. Harkleroad II, through Power of Attorney granted her by the said Walter A. Harkleroad II.

Witness my hand and official seal at Antioch, Tennessee, this 21st day of May 1999.

Commission expires: 5/26/2002

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 _____

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

BOOK 11490 PG. 615

0590424

IDENTIF. & REFERENCE

99 MAY 24 PM 12:36

FILED IN REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	126500.00
CON TX	468.05
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	479.05
CHECK	479.05

05/24/99 01 12:40 0001 9758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464353