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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Billy Copeland
Affiant

SUBSCRIBED AND SWORN TO, BEFORE ME, THIS THE 9TH DAY OF JULY, 1999.

Kimberly B. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

BOOK 11570 PAGE 948

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
Billy Copeland	**Franklin American Mortgage Company**	**75-9-128**
(NAME) **244 Bonnalynn Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Franklin, TN 37067**	
(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, Clinton Garrett, Clayton Garrett and Daphne Garrett Bonetti, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY COPELAND, 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. 222 on the Map of Hermitage Hills Subdivision Section II of record in Plat Book 2900, Page 112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Iris Garrett Parke by deed of record in Book 3942, Page 338, Register's Office for Davidson County, Tennessee.

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

The said Iris Garrett Parke having since died.

This instrument is executed on behalf of Clayton Garrett and Daphne Garrett Bonetti by Clinton Garrett as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11570, Page 947, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **244 Bonnalynn Drive, Hermitage, TN 37076**

(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.

99 JUL 13 PM 2:20
REGISTER
DAVIDSON CO., TN.

0611112
MAP-PARCEL REFERENCE

Witness my/our hand(s) this 9th day of July, 1999.

Daphne Garrett Bonelli
By Clinton Garrett atty-in-fact

Clinton Garrett

Clayton Garrett
By Clinton Garrett atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 1999, before me personally appeared Clinton Garrett, the person who executed the foregoing instrument on behalf of Clayton Garrett and Daphne Garrett Bonetti, and acknowledged that they executed the same as the free act and deed of the said Clayton Garrett and Daphne Garrett Bonetti, through Power of Attorney granted him by the said Clayton Garrett and Daphne Garrett Bonetti.

Notary Public

Commission Expires: 2-18-01

RUTHERFORD COUNTY

RECORDED 07/19/99 03:40 PM
RUTHERFORD COUNTY, TENNESSEE
REGISTER OF DEEDS
99-036360

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

VOID
[illegible] 2.00
[illegible] 1.00

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

[illegible] 2.00
[illegible] 1.00
[illegible] 2.00

06111172

IDENTIFICATION REFERENCE

99 JUL 13 PM 2:21

FILED
[illegible]

BOOK 11570 PAGE 950

[illegible] 74300.00
[illegible] TX 349.65
PRFEE 1.00
MISC 2.00
CFEE 2.00
VOID
PRFEE 1.00-
TOTAL 359.65
[illegible] 1.00
[illegible] 360.65

total $ 360.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490285