RE-record to add individual notary acknowledgment

B04

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, TENNESSEE

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)	

RE RECORD
BOOK 11633 PAGE 865

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.

0628300
IDENTIF. & REFERENCE
E-RECORD
99 AUG 25 AM 10:48
REGISTER
DAVIDSON COUNTY, TN.

574 06/25 0101 03CHECK 10.00

99 JUL 13 PM 2:20
REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
0611190

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

BOOK 11570 PAGE 949

Daphne Garrett Bonelli
By Clinton Garrett atty-in-fact

Clinton Garrett

Clayton Garrett
By Clinton Garrett atty-in-fact

RE-RECORD BOOK 11633 PAGE 866

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

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 CLINTON GARRETT bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 9th day of July, 1999.

Commission expires: 2/18/01

Notary Public

1540 07/13 0101 02CHECK