WARRANTY DEED

BOOK 11649 PAGE 810

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$92,025.00**

/ Regina D. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF AUGUST, 1999**.

Kimberly R. Farley
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina D. Armstrong	**First Republic Mortgage Corporation**	**52-8A244**
(NAME)	(NAME)	
1104 Seagrove Point	**242 Heritage Park Drive #106**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Murfreesboro, TN 37129**	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGINA D. ARMSTRONG AND VINCENT G. ARMSTRONG, 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. 68 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 by deed of record in Book 11555, Page 716, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

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

This instrument is executed on behalf of Allen Earps by Ricky Earps as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10662, Page 805, in the Register's Office for Davidson County, Tennessee.

*husband

unimproved ☐
This is improved ☒ property, known as **1104 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.

06324432
RECEIVED FOR REFERENCE
99SEP-3 PM 1:47
CALL CAPPARELLI REGISTER
DAVIDSON COUNTY, TN.
MORTGAGE TAX 0.00
TRANSFER TAX 351.50

Witness my/our hand(s) this 27th day of August, 1999.

By Ricky Earps attorney in fact
Allen Earps

Allen Earps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8/27/99 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps, and acknowledged that he executed the same as the free act and deed of the said Allen Earps, through Power of Attorney granted hime, by the said Allen Earps.

Kimberly R Parker
Notary Public

Commission Expires: 2-18-01

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

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

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0632432

CROSS REFERENCE

99 SEP -3 PM 1:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT	92025.00
CON TX	340.50
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	351.50
CHECK	351.50

09/03/99 01 13:47 0001 4791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512818