BOX 1

# WARRANTY DEED

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

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

LaTrece McCadd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF SEPTEMBER, 1999**.

Kimberly K. Parker
Notary Public

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

**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 |
|---|---|---|
| **Betty L. Doyle** | **Volunteer Trust Mortgage Corporation** | **52-8-A257** |
| (NAME) **920 Santa Maria Cove** | (NAME) **2323 21st Avenue South, Suite 302** | |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) **Nashville, TN 37212** | |
| (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 **Betty L. Doyle unmarried**, 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:

BOOK 11687 PAGE 505

Land in Davidson County, Tennessee, being Lot No. 81 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 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 10162, Page 805, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **920 Santa Maria Cove, 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.

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

5430 10/04 0101 03CHECK 343.63

06424 13

REFERENCE

99 OCT -4 PM 1:02

REGISTER
DAVIDSON COUNTY, TN.

Wi*ness **my/our hand(s)** this **29th day of ~~October,~~ 1999** September

By Ricky Earps
Allen Earps Attorney in fact

Allen Earps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~10~~/29/99 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 him, by the said Allen Earps.

Notary Public

Commission Expires: 2-18-01

RUTHERFORD COUNTY, TE
AT
LARGE

BOOK 11687 PAGE 506

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11687 PAGE 507

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

0642413

INSTRUMENT # REFERENCE

99 OCT -4 PM 1:02

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 89900.00 |
| CON TX | 332.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 343.63 |
| CHECK | 343.63 |

10/04/99 01 13:05 0001 5430

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

**No.** 1523319