WARRANTY DEED

BOOK 11699 PAGE 209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,698.00

Jahnatha Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 1999.

Lisa M. Peck
Notary Public

MY COMMISSION EXPIRES: 1-22-2003
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jonathan Collins	**Mortgage Portfolio Services, Inc.**	**52-8-A253**
(NAME) **936 Santa Maria Cove**	(NAME) **4144 N. Central Expressway #850**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Dallas, TX 75204**	
(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 **Jonathan Collins and wife Francine Collins**, 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. 77 on the Plan of Heron Walk Phase Two Section 4 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 the same property conveyed to Allen Earps by deed of record in Book 11555, Page 716, Register's Office for County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **936 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

LARGE STAMP

06455557

1999 OCT 12 AM 10:21

REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

Witness our hands this 5th day of October, 1999.

Allen Earps By Ricky Earps

By: Allen Earps Attorney in Fact

Attest:

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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 Allen Earps the bargainor, 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 Nashville, Tennessee, this 5th day of October, 1999.

Lisa G. Beck
Notary Public

Commission expires: 1-22-2003

NOTARY PUBLIC AT LARGE RUTHERFORD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0645557

LEN... & REFERENCE

99 OCT 12 AM 10:21

... REGISTER
... COUNTY, TN.

... 1.00
... 350.25
... 350.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526617