WARRANTY DEED

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

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF OCTOBER, 1999.**

Notary Public

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

BOOK **11723** PAGE **88**

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
Karen P. Munn	**SouthLand Mortgage Company, LLC**	**52-8-A242**
(NAME) **1112 Seagrove Point**	(NAME) **232 Heritage Park Drive, Suite 106**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **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 KAREN P. MUNN, UNMARRIED AND DELORES H. MUNN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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. 66 on the Plan of Heron Walk Section Four, Phase Two 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 a 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 Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 10662, Page 805 in the Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as **1112 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.

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

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

99 OCT 29 PM 2:59
REGISTER
DAVIDSON COUNTY, TN.

06520 23
CROSS REFERENCE

5017 10/29 0101 03CHECK 343.63

Witness my/our hand(s) this 26th day of October, 1999.

By Ricky Earps

Allen Earps Attorney in fact

Allen Earps

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 1999 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11723 PAGE 90

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

0652023

REFERENCE

99 OCT 29 PM 2:59

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

10/29/99 01 15:03 0001 5617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533378