# WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Verlyn Sartin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 1999.

Notary Public

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

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Verlyn Sartin** | **Mortgage Portfolio Services, Inc.** | **52-8-A251** |
| (NAME) **937 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 **Verlyn Sartin**, 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. 75 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 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.

unimproved ☐

This is improved ☒ property, known as **937 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.

2759 11/18 0101 03CHECK 369.53

RECEIVED
NOV 18 99 3:31
REGISTER
$.50

Witness my/our hand(s) this 11th day of November, 1999.

By Ricky Earps-
Allen Earps Attorney in fact
Allen Earps

BOOK 11747 PAGE 794

STATE OF Tennessee
COUNTY OF Davidson

On this 11/11/99 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: 2-15-01

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11747 PAGE 795

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

98750

| | |
|---|---|
| CAMT | 96900.00 |
| CON TX | 358.53 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 369.53 |
| CHECK | 369.53 |

11/18/99 01 15:35 0001 2759

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

**No.** 1540417