Bot 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD** DAY OF **DECEMBER, 1999**.

Notary Public

MY COMMISSION EXPIRES: 7-27-2001 (AFFIX SEAL)

Please Re-record to Correct Plat Book & Page.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:20000314002611S Page: 1 OF 2
REC'D FOR REC 03/14/2000 10:00:41AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 271 Mallory Station Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg A. Cook	**Franklin American Mortgage Company**	**52-8-A233**
(NAME)	(NAME)	
1133 Shawnee Road	**501 Corporate Center Drive #400**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Franklin, TN 37067**	
(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 **Greg A. Cook as joint tenants with rights of survivorship Tiffany L. Johnson**, 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. 57, on the Plan of Heron Walk, Phase Two, Section Five of record in Plat Book ~~11555~~ 9700, Page ~~716~~ 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~~ 11555 Page ~~716~~ 716 OKST, 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 **1133 Shawnee Road, 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.

Instr:199912300308956 Page: 1 OF 2
REC'D FOR REC 12/30/1999 12:26:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $373.33

Witness my/our hand(s) this 3rd day of December, 1999.

By Ricky Earps Attorney-in-fact
Allen Earps
Allen Earps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 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.

Shari A. Thompson
Notary Public

Commission Expires:
1-27-2001

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.