Book 1

WARRANTY DEED

PUBLIC AT LARGE
RUTHERFORD CO. TENN.

2003

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,900.00**

Angela M Lake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF APRIL, 2000.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 1404 Hazelwood Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milan Jerkovic	**Volunteer Trust Mortgage Corporation**	**52-8-A312**
(NAME) **625 Sandy Spring Trail**	(NAME) **301 S. Perimeter Park Drive**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Nashville, 37211**	
(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 and wife, Betty F. Earps, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milan Jerkovic and wife, Marija Jerkovic, 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 known as Lot No. 103, Heron Walk Subdivision, Phase Two Section Five, of record in Plat Book 9700, Page 923, Register's Office for said County.

Being part of the same property conveyed to Allen Earps and wife, Betty F. Earps by deed of record in Instrument #200003210028434, and Instrument #2000032110028435, 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 and wife, Betty F. Earps by Ricky Earps as their 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 **625 Sandy Spring Trail, 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:200005020043437 Page: 1 OF 2
REC'D FOR REC 05/02/2000 8:19:06AM
RECORD FEE: $10.65
M. TAX: $0.00 T. TAX: $365.93

Witness **my/our hand(s)** this **28th day of April, 2000**.

By Ricky Earps
Allen Earps Attorney in fact
Allen Earps

By Ricky Earps
Betty F. Earps Attorney in fact
Betty F. Earps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2000 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and Betty F. Earps, and acknowledged that they executed the same as the free act and deed of the said Allen Earps and Betty F. Earps, through Power of Attorney granted Ricky Earps, by the said Allen Earps and Betty F. Earps.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE

Lori Holloway
Notary Public

Commission Expires:

2003