

Title Search

User Manual

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Sponsored by
Trey Tinnell, IBM

Verified by _____ on ____/____/____

Signature _____

Auburn, Alabama
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Comp 4710 Senior Design Project

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Title Search

About

The Title Search application prompts the prospective property owner to enter a book number and a page number to search for warranty deeds related to the desired property. Upon receiving the search query, the application will display warranty deeds extracted from TitleSearcher.com for the user to verify. Once the user has verified that the extracted deeds are correct and modified the information associated with the warranty deeds, the Title Search application will repeat this process to create a chain of warranty deeds tracing back 40 years and display the property history to the user. With this information, the user can make an informed decision about whether to pursue purchasing the property.

How To Search For Warranty Deeds

Enter a book number and page number.

[TitleSearch](#) [Home](#) [History](#)

TitleSearch

Book #

Enter Warranty Deed #

Book Page #

Enter Page #

Start History

To view the search result(s), select "Start History."

If multiple warranty deeds associated with the search criteria - book number and page number - are returned, then the user will be presented with an interface that allows him or her to select the correct warranty deed.

To select the correct warranty deed, press "Correct Deed."

Select correct warranty deed.

Correct Deed

Correct Deed

Correct Deed

Correct Deed

How To View House History and Validate Warranty Deeds

Once the correct warranty deed is selected, or if the search only returned one warranty deed, the user is directed to the house history, which is pictured below.

[TitleSearch](#) [Home](#) [History](#)

House History

Date Range	Grantor	Grantee	Book #	Page #	Parent Book #	Parent Page #	Validate
2019-Current	Mary E. Reed	Anthony Ray Fowler	207	1401	203	736	Link
2016-2019	Barbara Reynolds	Mary E. Reed Jesse C. Reed	203	736	150	183	Link
1988-2016	Robert M. Elizer Hazel M. Elizer	Barbara Reynolds	150	183	108	188	Link
1968-1988	Carl Meadow Herman Forrest	Robert M. Elizer Ailone Elizer	108	188			Link

The report covers 51 years of house history.

Suggested Next Warranty Deed

Book:

Page:

[Next Warranty Deed](#) [History Complete](#)

To validate that the system extracted correct information from the warranty deeds, select 'Link' under the 'Validate' column. This link will take you to a validate page, pictured below.

[Back](#)

Extracted Information

☒ Current Owner

Grantor(s) Mary E. Reed 

Add grantor

[Add More](#)

Grantee(s) Anthony Ray Fowler

Add grantee

[Add More](#)

Book # 207

Page # 1401

Ownership History 2019 to

Transaction Date mm/dd/yyyy

Parent Book # 203

Parent Book Page # 736

Legal Description

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0125-D

BKPG: WD207/1401-1402
19000764
PROPERTY WARRANTY
STANDARD BATCH 4550
01/29/2018 1:12:12 PM
COUNTY 1.00
MORTGAGE TAX 210.46
RECORDING FEE 1.00
PLATE FEE 1.00
TOTAL DUES 212.46
JANET H. DAVIS
CLERK OF HAMILTON COUNTY
REGISTERED

WARRANTY DEED

Address of New Owners:
Mr. Anthony Ray Fowler
14 Woods Cove
Waverly, TN 37185

Send Tax Bills To:
New Owner

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, I,

Mary E. Reed, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Anthony Ray Fowler, unmarried

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Humphreys County, State of Tennessee, described as follows, to-wit:

Lying and being situated in the First Civil District of Humphreys County, Tennessee, in the North part of Chydston Boat Dock, and being more particularly described as follows:

BEGINNING on a post oak on the East edge of a 20 foot access road, running thence North 67 degrees East 98 feet to a white oak; thence South 1 degree East 40 feet to a stake on the North edge of the 20 foot road; thence with the said road, South 27 1/2 degrees West 100 feet to a stake, the said stake being 20 feet from Link's Northwest corner, thence with the 20 foot road, North 12 degrees West 102 feet to the beginning, containing one lot.

Also conveyed herewith is a 1967 Ventura Mobile Home with Title No. 13470470.

Being the same property conveyed to Mary E. Reed and husband, Jesse C. Reed by deed from Barbara Reynolds, married, dated December 2, 2016, and of record in Warranty Deed Book 203, Page 736, in the Register's Office of Humphreys County, Tennessee. Further being the same property title to which vested in Mary E. Reed upon the death of her husband, Jesse C. Reed in March 2018 by reason of their tenancy by the entirety.

This is () Unimproved (X) Improved property known as 14 Woods Cove, Waverly, TN 37185

THIS CONVEYANCE IS SUBJECT TO: 2019 Humphreys County Taxes which have been printed and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.