B01

WARRANTY DEED

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

BOOK 11510 PG. 281

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,900.00**

Peeracha Chonsoongnern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF MAY, 1999.**

Kimberly R Parker
Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002.~~ 2-18-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escorw Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peeracha Chonsoongnern	**Cendant Mortgage Corporation**	**136-9-15**
(NAME) **3136 Goodwin Drive**	(NAME) **6000 Atrium Way**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Mt. Laurel, NJ 08054**	
(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, **Donald K. Armstrong and wife Tracy B. Armstrong**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peeracha Chonsoongnern, unmarried**, 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. 54 on the Plan of Edge-O-Lake Section 20-A of record in Plat Book 5200, Page 183, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald K. Armstrong and wife, Tracy B. Armstrong by deed of record in Book 9988, Page 746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3136 Goodwin Drive, Nashville, TN 37217**
(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.

99 JUN -3 PM 4:17
REGISTER
DAVIDSON COUNTY, TN.

05952293

IDENTIFICATION REFERENCE

4865 06/02 0101 03CHECK 410.23

Witness **my/our hand(s)** this **25th day of May, 1999**.

Donald K. Armstrong

Tracy B. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Donald K. Armstrong and Tracy B. Armstrong the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 1999.

Notary Public

Commission expires: 2-18-01

KIMBERLY R. RUTHERFORD COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11510 PG. 285

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

0595293

IDENTIFICATION - REFERENCE

99 JUN -3 PM 4:16

REGISTER
DAVIDSON COUNTY, TN.

CAMT	107900.00
CON TX	399.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	410.23
CHECK	410.23

06/03/99 01 16:20 0001 4865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469375