WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Simon T Nguth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 1999.

Kimberly R Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

BOOK 11606 PAGE 255

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simon T. Nguth	**Chase Manhattan Mortgage Corporation**	**149-2-A83**
(NAME) **548 Piccadilly Row**	(NAME) **343 Thornall Street**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Edison, NJ 08837**	
(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, Orleans Opaku-Darkwa, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SIMON T. NGUTH ~~AND~~ SISAY T. GEORGIS, 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. 113 on the Plan of Piccadilly Square, Phase 1 of record in Plat Book 5200, Pages 720-722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Orleans K. Opoku-Darkwa by deed of record in Book 9032, Page 937, Register's Office for Davidson County, Tennessee.

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

and wife

unimproved ☐

This is improved ☒ property, known as **548 Piccadilly Row, Antioch, TN 37013**
(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.

06204472
IDENTIF. & REFERENCE
99 AUG -4 PM 3:08
REGISTER
DAVIDSON COUNTY, TN.
1984 08/04 0101 03CHECK 369.53

Witness my/our hand(s) this 28th day of July, 1999.

Orleans Opaku-Darkwa

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 Orleans Opaku-Darkwa the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1999.

Commission expires: 2-18-01

Notary Public

RUTHERFORD COUNTY, TE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11606 PAGE 257

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

062047 2

IDENTIF. & REFERENCE

99 AUG -4 PM 3:08

REGISTER
COUNTY, TN.

CAMT	96900.00
CON TX	358.53
MOR TX	1.00
ERR	CO
MOR TX	1.00-
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.53
CHECK	369.53

08/04/99 01 - 15:14 0001 1984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500191