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WARRANTY DEED

BF&AMC-99-2744

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF August 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF F. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy., #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Miranda	Friends & Associates Mortgage	149
(NAME)	(NAME)	
556 Piccadilly Row	3221 Nolensville Road, #203	02-0-A
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37211	81
(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, Chinalito S. Ang and wife, Mary Meriam A. Ang

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar Miranda and wife, Alida Miranda

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. 111 on the plan of Phase I, Piccadilly Square, of record in Book 5200, pages 720, 721, & 722, Register's Office for said County.

Said Lot No. 11 fronts 104.73 feet on the northeasterly margin of Piccadilly Row and extends back 163.25 feet on hthe broken northerly line and 152.82 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Chinalito S. Ang and wife, Mary Meriam A. Ang by deed from T. Diane Shehan and John A Shehan and Mattie A. Shehan of record in Book 9538, page 229, said Register's Office.

Subject to (a) zoning, restrictions, prohibitions and requirements imposed by governmental authority, (b) restrictions and matters appearing on the plat or subdivision, (c) public utility easements of record, provided said easements are located on the side or rear lines of the property.

06234 76
IDENTIF. & REFERENC

99 AUG 12 AM 9:42
BILL GARNETT REGISTE
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 556 Piccadilly Row, Antioch, Tennessee 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.

Witness our hand S this 4th day of August 19 99

Chinalito S. Ang

Mary Meriam A. Ang

5201 PG 0101 08/12/99 09:42:10 CHECK 382.10

STATE OF TENNESSEE Williamson
COUNTY OF ~~DAVIDSON~~
Personally appeared before me, the undersigned, a Notary Public in and for
said County and State, the within named Chinalito [illegible] Ann A. Ang

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the bargainor s, 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 Brentwood
Tennessee, this 4th day of August 19 99.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
~~January 25, 2002~~

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the
State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who
upon _____ oath(s) acknowledged _____ to be the _____
and _____ respectively of the _____
the within named bargainor, and corporation, and that _____ as such _____
and _____ being authorized so to do, execute the foregoing instrument for the
purposes therein contained by signing the name of the corporation by the said _____
as such _____, and attesting the same by the said _____
as such _____.

Witness my hand and official seal at office at _____ on this the _____
day of _____ 19_____.

My commission expires _____ _____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06234476

IDENTIF. ↑ REFERENCE

99 AUG 12 AM 9:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	103000.00
CON TX	381.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	392.10
CHECK	392.10

08/12/99 01 09:41 0001 5207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503374