WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/01 14:00 2pgs
Fees:13.00 Taxes:443.82

20011119-0126471

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,950.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 2-20-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose L. Miranda	Home Loan Corporation d/b/a Expanded Mortgage Credit	**Map 162-02**
(NAME) **179 Brenda Lane**	(NAME) 12200 East Iliff Aveenue, Suite 104	**Parcel 218**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Aurora, CO 80014	
(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, **Philip W. Wagster and wife, Diane L. Wagster,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose L. Miranda and Filemana Sanchez,** 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. 290 on the Plan of Colewood Acres, Section 4, of record in Book 4175, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip W. Wagster and wife, Diane L. Wagster by Quitclaim Deed from Philip W. Wagster and Cherye H. Wagster, a single person, of record in Book 6549, page 580, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Philip W. Wagster and wife Cherye H. Wagster by deed of record in Book 4624, page 985, Register's Office for Davidson County, TN.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and paid by the grantor(s); and (b) all matters appearing on the plan of record in Book 4175, page 144, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 179 Brenda Lane, 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.

Witness our hands this 12th day of November, 2001.

Philip W. Wagster

Diane L. Wagster

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Philip W. Wagster and Diane L. Wagster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 12th day of November, 2001.

Commission expires:



Notary Public