Davidson County DEEDWARR
Recvd: 06/20/05 12:47 2 pgs
Fees:13.00 Taxes:629.00

20050620-0070352

WARRANTY DEED

G-CD-05-0204

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Kristina Mattingly
Affiant

Subscribed and sworn to before me this 15th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-31-06

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael Angarole	Owner	
204 Hillsboro Place (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-03-0-D-204.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALICIA J. LIANG,MARRIED AND AND JUAN FONSECA AND CAROL FONSCEA,HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL ANGAROLE AND WIFE, KAREN ANGAROLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 204, HILLSBORO STATION Condominiums, as of record in Plat Book 6250, Pages 751-753, as established under Master Deed of record in Book 6740, Page 37 and Book 8140, Page 689, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alicia J. Fonseca, a single person, and Juan Fonseca and Carol Fonseca, husband and wife, by Warranty Deed from Brian M. Minderman, recorded on the 18th day of June, 2001 in Instrument No. 20010618-0063894, in the Register's Office of Davidson County, Tennessee. Alecia J. Fonseca is now married and known as Alicia J. Liang. Han Liang joins in this conveyancy for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6250, page 751-753; Book 6740, page 34; and Book 8140, page 689, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 204 Hillsboro Place, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of June, 2005.

Alicia J. Liang by Juan Fonseca attorney-in-fact
Alicia J. Liang

Han Liang by Juan Fonseca attorney-in-fact
Han Liang

Juan Fonseca
Juan Fonseca

Carol Fonsca
Carol Fonscea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of June 2005, before me personally appeared Juan Fonseca to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alicia J. Liang and Han Liang, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded 20050620-0070350 Instrument No. 20050620-0070351 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 15th day of June 2005.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 22, 2008

State of Tennessee
County of Davidson

On June 15, 2005 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Juan Fonseca and Carol Fonseca with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein described.

Witness my hand and official seal at Nashville, TN, this 15th day of June, 2005.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Exp

My Commission Expires NOV. 22, 2008