Box 13 # 11533

WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 7 2 5 09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nyoakee L. Swanier	OwnIt Mortgage Solutions Inc.	[redacted] 162-02-0-069.00
(NAME)	(NAME)	
182 Brenda Lane	11700 Great Oaks Way, Ste 360	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Alpharetta, GA 30022	
(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, Jerry W. Angel and ~~Frances~~ wife Darlene Angel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nyoakee L. Swanier, 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. 109 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, Page 135, Register's Office for said County.

Said Lot No. 109 fronts 70 feet on the northerly side of Brendal Lane and runs back 166.7 feet on the easterly line and 168.9 feet on the westerly line to a dead line on which it measures 94.70 feet.

Being the same property conveyed to Jerry W. Angel and Frances Darlene Angel, by deed of record in Book 7123, Page 503, 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 182 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.

Davidson County DEEDWARR
Recvd: 06/15/06 12:38 2 pg:
Fees:13.00 Taxes:482.85

20060615-0071437

Witness our hands this 31st day of May, 2006.

x Jerry W. Angel
Jerry W. Angel

x Frances Darlene Angel
Frances Darlene Angel

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [redacted]* 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 purpose therein contained.

* Jerry W. Angel and Frances Darlene Angel

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2006.

Commission expires: 7/25/09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County