BILL GARRETT, Davidson County
Trans:T20140047583 DEEDWARR
Recvd: 07/03/14 10:15 2 pgs
Fees:13.00 Taxes:455.10
20140703-0058714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 123,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2014.

Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SANG PE	**BANK OF AMERICA, N.A.**	**16202006900**
182 BRENDA LANE	**4951 SAVARESE CIRCLE**	
ANTIOCH, TN 37013	**TAMPA, FL 33634**	

FOR AND IN 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 ACKNOWLEDGE, WE,

NYOAKEE L. SWANIER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANG PE, A MRRIED MAN

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 NYOAKEE L. SWANIER, UNMARRIED, BY WARRANTY DEED FROM JERRY W. ANGEL AND WIFE, FRANCES DARLENE ANGEL, DATED 05/31/2006 AND RECORDED ON 06/15/2006 IN INSTRUMENT NUMBER 20060615-0071437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $130,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 182 BRENDA LANE, ANTIOCH, TN 37013.

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 in 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 my/our hand(s) this 26th day of June, 2014.

NYOAKEE L. SWANIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, NYOAKEE L. SWANIER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2014.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD