WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160110393 DEEDWARR
Recvd: 12/15/16 14:02 3 pgs
Fees:18.00 Taxes:617.90
20161215-0131743

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$170,000.00~~ 167000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF December, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/20/18

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2702N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Peggy Smith and Delores Smith	New Owner	149-02-00-028.00-00149-02-0D-028.00CO
728 Bishopsgate Rd.		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DAL SUAN PIANG, MARRIED, AND LUKAMAN KHAN DAL AND SIAN LUKA AND WIFE, AND DIM LANG

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dolores Richie Smith, unmarried and Peggy Smith Tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 28 on the Plan of Section Four, Piccadilly Subdivision, of record in Plat Book 6900, Page 481, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dal Suan Piang, married, and Sian L. Luka and wife, Dim Khen Lang by Warranty Deed from Susan R. Taylor, unmarried, of record in Instrument No. 20100825-0067339, Register's Office for Davidson County, Tennessee, dated August 23, 2010 and recorded on August 25, 2010. (Value of consideration shown in aforementioned Deed $124,500.00)
Being also known as 728 Bishopsgate Rd., Nashville, Tennessee 37013

NOTE: Property is a corner lot - Assessor shows
Parcel Address - 401 London Court
Mailing Address - 728 Bishopsgate Rd. Property address being provided for infomation purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2016, a lien due and payable, but not delinquent.
9. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 481, Register's Office for Davidson County, Tennessee.

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7391, Page 346, as re-recorded in Book 7396, Page 123; Book 6236, Page 683, Book 6236, Page 730, as amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6355, Page 322, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190 and Book 6830, Page 739, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

11. By-Laws of record in Book 6236, Page 708, as amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431, in the Register's Office for Davidson County, Tennessee.

12. Charter for the Piccadilly Homeowners Association of record in Book 6236, Page 703, as amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, Book 7288, Page 963 and Book 7288, Page 964, in the Register's Office for Davidson County, Tennessee.

13. Information Brochure of record in Book 6236, Page 726, Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439, in the Register's Office for Davidson County, Tennessee.

14. Storm Water Detention Agreement of record in Book 7285, Page 445, in the Register's Office for Davidson County, Tennessee.

15. Sanitary Sewer Easement of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187 and Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee.

16. Power Line Easement of record in Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee.

17. Subject to rights of others in and to the common areas and/or elements.

This is property known as 728 Bishopsgate Rd., Nashville, 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 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 hand on the 12th day of December, 2016.

Dal Suan Piang

Sian Luka

Lukaman Khan Dal

Dim Lang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAL SUAN PIANG AND LUKAMAN KHAN DAL, SIAN LUKA, AND DIM LANG, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2016.

Notary Public

My Commission Expires: 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2702N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC 278 Franklin Road, Ste. 190 Brentwood, TN 37027

Witness my hand and official seal, this 18th day of November, 2016.

Notary Public _____

My Commission Expires: 3/22/17

