WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170035500 DEEDWARR
Recvd: 04/27/17 10:07 2 pgs
Fees: 13.00 Taxes: 850.63
20170427-0041333

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-25-2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thang S. Mang	~~Franklin American Mortgage Co~~	Parcel ID:
1304 Gannett Peak Lane	NEW OWNER AT PROPERTY	135140A22900CO
Antioch, TN 37013		

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 acknowledged, we

Ion Alexandru Preda and Adriana Preda, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thang S. Mang and Cing San, husband and wife, as joint tenants

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:

BEING Lot No. 229, on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, of record in Book 8250, Page 842, as amended in Book 11114, Page 958, and as corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ion Alexandru Preda and Adriana Preda, husband and wife, by deed from Fox Ridge Homes, Inc., of record in Book 11644, Page 665, said Register's Office, dated August 27, 1999.

This conveyance is subject to Restrictions and By-Laws of record in Book 6405, Page 169; Book 7032, Page 733; Book 7065, Page 959; Book 7067, Page 739; Book 10097, Page 390; Instrument 20010504-0046047; Instrument 20010504-0046048; and Book 7032, Page 761, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 8250, Page 842, as amended in Book 11114, Page 958, and as corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 960, said Register's Office; (3) PUD Boundary of record in Plat Book 6900, Page 524, said Register's Office; (4) Storm Water Detention Agreement of record in Book 10752, Page 463, said Register's Office; (5) Water Main Easement of record in Book 11201, Page 733, said Register's Office; (6) Sanitary Sewer Easement in Book 7097, Page 158, and Book 11201, Page 757, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1304 Gannett Peak 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 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 24th day of April, 2017.

Ion Alexandru Preda

Adriana Preda

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ion Alexandru Preda and Adriana Preda, 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 and official seal at Nashville, Tennessee, this 24th day of April, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.