Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 08/17/01 09:50 2pgs
Fees:13.00 Taxes:462.50

20010817-0089008

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC,
7100 Executive Center Drive,
Ste. 150
Brentwood, Tennessee 37027

B-2167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanh Son	Suntrust Bank	161-10-0-003.00
(NAME)	(NAME)	
642 Huntington Parkway	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37230-5110	
(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, Khanh Huynh and wife, Soon Huynh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hanh Son, 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 all of Lot 61, on the plan of Section One, Huntington Park Subdivision as shown on plat of record in Plat Book 4175, Page 10, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Khanh Huynh and wife, Soon Huynh by deed from Kathryn J. Armstrong, unmarried of record in Book 9132, page 291, said Register's office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Khanh Huynh executes this instrument as attorney in fact for Soon Huynh pursuant to limited power of attorney being recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 642 & 644 Huntington Parkway, Nashville, TN 37211
(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.

Witness our hands this 15th day of August, 2001.

Khanh Huynh

Soon Huynh by Khanh Huynh Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Khanh Huynh the bargainor (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 and official seal at Brentwood, Tennessee this the 15th day of August, 2001.

Commission expires: 7/26/04

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Khanh Huynh, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Soon Huynh, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Soon Huynh. Witness my hand and Notarial Seal this 15th day of August, 2001.

Notary Public

My Commission Expires: 7/26/04

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive,
Ste. 150
Brentwood, Tennessee 37027