# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/03 09:22 3pgs
Fees:18.00 Taxes:1609.50

20030910-0131841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 12-15-2004

(AFFIX SEAL)

PATRICIA M. OWEN NOTARY PUBLIC AT LARGE WILSON CO. TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Trung T. Le | Mortgagee | 064-01-0 127.00 |
| (NAME) | (NAME) | |
| 1453 Station Four Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (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, Danny W Adams and wife, Carol L. Adams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trung T. Le, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 1453 Station Four Lane, Old Hickory, TN 37138

(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 19th day of August, 2003.

Danny W. Adams

Carol L. Adams

By: Danny W. Adams

Danny W. Adams, Attorney-in-fact

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 Danny W. Adams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Goodlettsville, Tennessee this 19th day of August, 2003.

Commission expires:

11-27-04




Notary Public

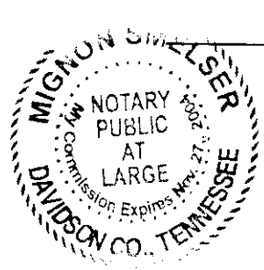
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny W. Adams with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Carol L. Adams as her Attorney in Fact as the free act and deed of the within named Carol L. Adams.

Witness my hand and official seal at Goodlettsville, Tennessee this 19th day of August, 2003.

Commission expires:

11-27-04




Notary Public

# EXHIBIT A

Being Lot No. 90, Phase Two, Cleveland Hall Subdivision, as shown on the plat of record as Instrument No. 20020304-0026804, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Danny W. Adams and wife, Carol L. Adams by deed from Cleveland Hall, LLC, a Tennessee limited liability company of record in Instrument No. 20020501-0053636, Register's Office, Davidson County, Tennessee.

Charter of Cleveland Hall Homeowners Association, Inc. of record in Book 11725, page 70, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Cleveland Hall of record in Book 11725, page 76, Register's Office, Davidson County, Tennessee.

Easement to BellSouth Telecommunications, Inc. of record in Book 11720, page 325, Register's Office, Davidson County, Tennessee.

Easement(s) to Cumberland Utility District of record in Book 7994, page 173, Register's Office, Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County, of record in Book 8068, page 524, Register's Office, Davidson County, Tennessee.

Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8006, page 677, Register's Office for Davidson County, Tennessee.

Subject to easement of record in Book 7844, page 242, Register's Office, Davidson County, Tennessee.

Danny W. Adams executed this instrument on behalf of Carol L. Adams pursuant to a Power of Attorney of record in Instrument No. 200007210072063, Register's Office, Davidson County, Tennessee.