Davidson County DEEDWARR
Recvd: 05/14/04 15:08 2pgs
Fees:13.00 Taxes:314.50

20040514-0057109

# WARRANTY DEED

FILE BOX 19B
04-05-006-SW

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Sandra S. Schwarcz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of May, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **THUY NGUYEN AND THAO HUA** | AMSOUTH BANK | 161-04-0 |
| (NAME) 5018 Hasty Drive | (NAME) P.O. Box 57046 | 021.00CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Irvine, CA 92619-7046 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **GARY A. WHITLEY AND WIFE, PATRICIA A. WHITLEY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THUY NGUYEN AND WIFE, THAO HUA**, 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. 26, on the Plan of Whispering Hills Annex, of record in Book 2331, Page 133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gary A. Whitley and wife, Patricia A. Whitley, by Deed from William J. Parker et ux Sharon G. Parker, of record in Book 7082, Page 407, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 2331, Page 133, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 5018 Hasty Drive, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 13th day of May, 2004.

Gary A. Whitley
**GARY A. WHITLEY**

Patricia A Whitley
**PATRICIA A. WHITLEY**

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 **GARY A. WHITLEY AND WIFE, PATRICIA A. WHITLEY**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of May, 2004.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public