WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

MELISSA E. [illegible]
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Binh Nguyen	Same	160-16B-77
(NAME)	(NAME)	
6045 Brentwood Chase Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Jeffrey Goldstein, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Binh Nguyen, Married, 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:

Land in Davidson County, Tennessee, being all of Lot No. 94, Revision One-Section One-Brentwood Chase, of record in Plat Book 9700, Page 936-941, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Goldstein, unmarried, by Warranty Deed dated December 8, 2003, from Fr. Boutros Boutros and wife, Neveen F. Boutros, as of record in Instrument No. 20031223-0182103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is being executed on behalf of Jeffrey Goldstein pursuant to Power of Attorney executed by same and recorded simultaneously herewith in Instrument Number 20041110-0135522, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6045 Brentwood Chase Dr., Brentwood, TN 37027

(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.

Davidson County DEEDWARR
Recvd: 11/10/04 10:20 2pgs
Fees:13.00 Taxes:1295.00

20041110-0135523

Witness my hand this 29th day of October, 2004.

Jeffrey Goldstein
By: Ihab Youssef Habib as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of October, 2004, before me personally appeared Ihab Youssef Habib, the person who executed the foregoing instrument on behalf of Jeffrey Goldstein, and acknowledged that he executed the same as the free act and deed of the said Jeffrey Goldstein, through Power of Attorney granted Ihab Youssef Habib by the said Jeffrey Goldstein.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

DEBORAH K. DEVINE NOTARY PUBLIC AT DAVIDSON COUNTY, TN

After Recording
Return To:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027