WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/04 14:03 2pgs
Fees:13.00 Taxes:162.80

20041118-0138713

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2004.

Notary Public JUSTIN TATUM

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOC D. NGUYEN		102-8-12
(NAME)	(NAME)	
6465 CHARLOTTE PIKE	SAME	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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, **ANGIE KNIGHT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOC D. NGUYEN**, 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 THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12, SECTION IV, HORTON HEIGHTS, OF RECORD IN BOOK 1835, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF CHARLOTTE ROAD, COMMON CORNER OF LOTS NOS. 12 AND 11; THENCE ALONG THE LINE BETWEEN SAID TWO LOTS, IN A SOUTHEASTERLY DIRECTION, 162.0 FEET TO THE COMMON CORNER OF LOTS NOS. 11, 12 AND 13; THENCE ALONG THE LINE BETWEEN LOTS NOS. 12 AND 13, IN A SOUTHWESTERLY DIRECTION, 157.9 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF RUSSLEO DRIVE; THENCE WITH THE SAID DRIVE, IN A NORTHWESTERLY DIRECTION, 125.2 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION, 39.3 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF CHARLOTTE ROAD; THENCE WITH SAID ROAD, IN A NORTHEASTERLY DIRECTION, 130.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SAM KNIGHT AND WIFE, ANGIE KNIGHT BY DEED FROM ROBERT L. GUY, JR., UNMARRIED, OF RECORD IN BOOK 9518, PAGE 777, DATED 11/11/1994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAM KNIGHT HAS SINCE DIED AND IS SURVIVED BY ANGIE KNIGHT.

unimproved ☒

This is improved ☐ property, known as 6465 CHARLOTTE PIKE, NASHVILLE, TN 37209

(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 my hand this 16th day of November, 2004.

ANGIE KNIGHT

Angie Knight By A Claudette Beasley

CLAUDETTE K. BEASLEY, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, CLAUDETTE K. BEASLEY with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument on behalf of ANGIE KNIGHT as Attorney-In-Fact, as the free act and deed of the within named ANGIE KNIGHT.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

