WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/07 11:42 3 pgs
Fees:18.00 Taxes:170.20
20070813-0096507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 2, 2010

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2200 Mckinney Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bao Nguyen	Bao Nguyen	047-00-0-017.00
(NAME)	(NAME)	
6043 Charlotte Pike	6043 Charlotte Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, Thomas Peek, and wife, Linda A. Peek, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bao Nguyen, and wife, Khanh Thuy, 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:

Beginning at an iron rod set in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the northeast comer of the Woodrow T. Harry et ux property; thence leaving the west margin of Old Hickory Boulevard along the north boundary line of the Harry property and with a fence line North 70 deg. 02 min. 00 sec. West, 1186.64 feet to an iron rod set at a comer of Tract 2; thence with boundary lines of Tract 2 on newly established lines to points as follows: North 21 deg. 59 min. 37 sec. East, 200.12 feet to an iron rod set; South 70 deg. 02 min. 00 sec. East, 820.39 feet to an iron rod set; South 56 deg. 06 min. 22 sec. East, 374.23 feet to an iron rod set; South 22 deg. 04 min. 58 sec. West, 110.00 feet to the point of beginning, containing 5.07 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darrin Christy, R.L.S. No. 1821, P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being the same property conveyed to THOMAS PEEK AND WIFE, LINDA A. PEEK, by deed from WYNEMA BROWN SMITH, A/K/A LORENE SMITH, LINDA A. PEEK, JOHN AMBLER WIDENER, JR. AND REBECCA W. EVANS, of record Instrument No. 20070126-0011112, dated January 24, 2007, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5529 Old Hickory Blvd., Ashland City, TN 37015

(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 9th day of August 2007.

Thomas Peek

Linda A. Peek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Peek and Linda A. Peek, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of August 2007.

Commission expires:



Tiffany R. Addison

Notary Public

I, LaDarrell T. Collier, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tiffany R. Addison, a notary public for this country and state, (LaDarrell T. Collier) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tiffany R. Addison

Notary Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009