BILL GARRETT, Davidson County
Trans:T20140086569 DEEDWARR
Recvd: 11/17/14 15:31 2 pgs
Fees:13.00 Taxes:658.60
20141117-0105971

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC
ELIZABETH MARGUERITE FORTIER
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$178,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan Nguyen My Hoa Pham		Map 114-08-0-C Parcel 018-00co
7277 Charlotte Pike # 125	New Owner	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kyle Wenzel, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Nguyen and My Hoa Pham

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 Unit No. 18, on the Plan of West Park, Phase 1, of record in Instrument No. 20040624-0075135, as established by and shown as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, 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 Kyle Wenzel, an unmarried man, by Deed dated August 12, 2009 from James H. Banker, Jr. and wife, Cindy Banker, of record in Instrument No. 20090817-0076927, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Kyle Wenzel, pursuant to a Power of Attorney executed by same on the 12 day of November, 2014, of record in Instrument No. 20141117-0105970, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the Declaration in Instrument No. 20040304-0024541, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plats of record in Instrument No. 20040621-0075135 and Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee. (3) Grant of Overhang Easement for electric power lines, of record in Book 6301, Page 684, Register's Office for Davidson County, Tennessee. (4) Stormwater Detention Agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions and By-Laws of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541, and Amendment and Supplement of record in Instrument No. 20041221-0151636, and further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **7277 Charlotte Pike # 125, Nashville, TN 37209**

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 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/our hand(s) this **17th** day of **November, 2014.**

Kyle Wenzel by Houston Howell, attorney-in-fact

Kyle Wenzel by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17 th day of November 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Kyle Wenzel** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kyle Wenzel**, for the purpose therein contained, by signing the name of **Kyle Wenzel,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17 **th** day of **November, 2014.**

Ann Mosley

Notary Public

My Commission Expires: 5-8-18

