Bill Garrett Davidson County
Batch# 36793 DEEDWARR
12/13/2017 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20171213-0127197

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: DEC 27 2017
(AFFIX SEAL)

J. ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

M-RR-17-1101

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kim-Quy T. Nguyen and Steven D. Huynh	Kim-Quy T. Nguyen & Steven D. Huynh	
(NAME)	(NAME)	
1101 Wildwind Court	1101 Wildwind Ct.	**114-07-0B-110.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICKY E. HALE AND ANNA LYNNETTE HALE, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KIM-QUY T. NGUYEN AND STEVEN D. HUYNH, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 98 on the Plan of Section Four, Westchase of record in Plat at Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky E. Hale, an unmarried individual by Quitclaim deed from Ricky E. Hale, a/k/a Ricky Eugene Hale, an unmarried individual of record in Instrument No. 20150501-0039645 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on May 01, 2015.

NOTE: THE SAID ANNA LYNNETTE HALE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters on the Plan of Section Four, Westchase, of record as Instrument Number 20040204-0013784, Registers Office for Davidson County, Tennessee.
- Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20021126-0146387, Registers Office for Davidson County, Tennessee.
- All matters on the Plan of PUD Boundary, Westchase of record in Book 9700, Page 521, Registers Office for Davidson County, Tennessee.
- 100' - TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
- Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Registers Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
- Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Registers Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
- Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484 at Page 315, Registers Office for Davidson County, Tennessee. The location of the cemetery is set forth on the survey by H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
- Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
- Agreement for Dedication of Sewer Line Easement of record as Instrument Number 20021028-0131574,

Registers Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record as Instrument Number 20021104-0134795, Registers Office for Davidson County, Tennessee.
• Agreement for out conveyance to Karl F. Haury, Jr., of record in Instrument Number 20021028-0131572, Registers Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20050509-0052106, Register's Office for Davidson County, Tennessee.
• Conveyance of common areas to Westchase Property Owner's Association, Inc., of record in Instrument Number 20060921-0117333, Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20100219-0012994, Register's Office for Davidson County, Tennessee.
• Rules and Regulations of record in Instrument Number 20151210-0124243 and Instrument No. 20160308-0021966, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 Wildwind Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF DECEMBER, 2017.

Rudy Title by Richard L. Madison, attorney-at-fact

Ricky E. Hale by Richard L. Madison, Attorney-in-Fact

Anna Lynnette Hale by Richard L. Madison, attorney-in-fact

Anna Lynnette Hale by Richard L. Madison, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD L. MADISON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RICKY E. HALE AND ANNA LYNNETTE HALE, and who acknowledged he executed the same as the free act and deed of the said RICKY E. HALE AND ANNA LYNNETTE HALE.

Witness my hand and official seal, this the 11th of December, 2017.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

