BOX #14

Warranty Deed

G#30757-2

Bill Garrett Davidson County Batch# 96886 DEEDWARR 05/25/2018 12:25:35 PM 2 pgs Fees: $13.00 Taxes: $1,367.15 20180525-0050343	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $369,500.00 Affiant Subscribed and sworn to before me, this the 22nd day of May, 2018. Notary Public My commission expires: 11/8/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michelle Nhu Huynh	"New Owner"	
1508 Whetstone Court		114-07-0B-073.00-CO
Nashville, TN 37209-5030		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREG E. JAMES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE NHU HUYNH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 49 on the Plan of Section Three, Westchase of record in Plat at Instrument No. 20030807-0112290, 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 Gregory E. James and wife Estlle James by Warranty deed from Paragon Relocation Resources, Inc. a corporation of record in Instrument No. 20060616-0072061 Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 16, 2006.

Being the same property conveyed to Greg E. James and Estlle James, husband and wife by Quitclaim deed from Gregory E. James and Estlle James, who incorrectly took title as Estelle James, husband and wife of record in Instrument No. 20140508-0039517 Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on May 08, 2014.

Being the same property conveyed to Greg E. James by Quitclaim deed from Estlle James of record in Instrument No. 20160718-0073692 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on July 18, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1508 Whetstone Court, Nashville, TN 37209-5030, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2018.

Greg E. James

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Greg E. James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2018.

Notary Public

My Commission Expires: 02-20-2022

RODOLFO J. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 02-20-2022
Notary ID 131457939