Karen Johnson Davidson County
Batch# 310251 DEEDWARR
11/04/2019 01:46:12 PM 2 pgs
Fees: $13.00 Taxes: $525.40

20191104-0113479

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2019.

Notary Public

My commission expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James F. Whitehead	**James F. Whitehead**	**162010A01800CO**
423 Hickory Glade Drive	**22403 N. Padaro Drive**	
Antioch, TN 37013	**Sun City West, AS 85372**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Si Sau Wong

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

James F. Whitehead, Trustee of the Jeannette Whitehead Decendents Trust

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 Phase I, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kim Duy Thai and Si Sau Wong, by Warranty Deed from William B. Shook, unmarried, dated March 27, 1998, of record in Book 10859, page 267, Register's Office for Davidson County, Tennessee. Kim Duv Thai, conveyed subject property to Si Sau Wong, by Quitclaim Deed, dated December 31, 2001, of record in Instrument No. 20020110-0003992, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 6824, page 929 and re-recorded at Book 6898, page 919, Book 6898, page 920, Book 6898, page 896 and amended in Book 6824, page 92, Book 6957, page 473, Book 7959, page 869, and Instrument No. 20031223-0182416, said Register's Office.

Bylaws of record in Book 6878, page 390 as amended in Book 10697, page 182, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 423 Hickory Glade Drive, Antioch, TN 37013.

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 in 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.

Si Sau Wong Date: 10-31-19
Si Sau Wong

_____ Date:_____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Si Sau Wong, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/16/22

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TC-19-423