File in Box No. 19 B

WARRANTY DEED

BOOK 11592 PG. 51

STATE OF TENNESSEE
COUNTY OF DAVIDSON

#99-7-32-B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY 1999.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 24, 2000~~ 5/28/2003

(AFFIX SEAL)

PETERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luot Van Nguyen	"NEW OWNERS"	**155-8-B 73**
(NAME)	(NAME)	
6104 South Riverbend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(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, **Jeffrey D. Harclerode and wife, Diane E. Harclerode**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luot Van Nguyen and wife Bic Thi Ngoc Vu**, 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 Lot No. 73 on the Plan of Resubdivision of Lots 73 and 74 Phase I of South Colony of Riverbend of record in Plat Book 7900, Page 11, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey D. Harclerode and wife, Diane E. Harclerode by deed of record in Book 10365, Page 450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jeffrey D. Harclerode and wife, Diane E. Harclerode by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11592, Page 50, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **6104 South Riverbend Drive, Nashville, TN 37221**

(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.

06170 12
IDENTIF. ↑ REFERENCE

99 JUL 28 PM 12:23
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

615-95 0101 02/10 02/28 07/28 0923

Witness my/our hand(s) this 23rd day of July, 1999.

BOOK 11592 PG 52

Jeffrey D. Harclerode By: Terry DeSelms
Attorney-In-Fact

Diane E. Harclerode By: Terry DeSelms
Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 7/23/99 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Jeffrey D. Harclerode and wife Diane E. Harclerode, and acknowledged that he executed the same as the free act and deed of the said Jeffrey D. Harclerode and wife Diane E. Harclerode, through Power of Attorney granted him, by the said Jeffrey D. Harclerode and wife Diane E. Harclerode.

Elizabeth E Triplett
Notary Public

Commission Expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11592 PG. 53

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

061701 2
IDENTIF. ↑ REFERENCE

99 JUL 28 PM 12:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 163500.00
CON TX 604.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 615.95
CHECK 615.95

07/28/99 01 12:27 0001 8260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496517