BILL GARRETT, Davidson County
Trans:T20120031964 DEEDWARR
Recvd: 05/02/12 09:03 2 pgs
Fees:13.00 Taxes:366.30
20120502-0037395

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Minh D. Nguyen
300 Ash Forge Drive
Antioch, TN 37013

MORTGAGEE
Karen McClure Beck
344 Clearlake Drive
Nashville, TN 37217

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 163-11-0-B
PARCEL 049.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Karen McClure Beck and husband, James H. Beck,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Minh D. Nguyen, unmarried,** 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:

Being Lot No. 49 on the Plan of Bell Forge Village, 2nd Revision, Section Four, of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen McClure, by Warranty Deed from Pathview, Inc., dated November 27, 1985, and filed of record in Book 6729, Page 573, Register's Office for Davidson County, Tennessee. Karen McClure has since married and is now known as Karen McClure Beck. James H. Beck joins in this conveyance for the purpose of conveying all right, title and interest in and to said property which he may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6040, Page 538, amended in Instrument No. 20061229-0160925; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 201, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **300 Ash Forge 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 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 our hands this 24th day of April, 2012.

Karen McClure Beck

Karen McClure Beck

James H. Beck

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen McClure Beck and James H. Beck, the bargainor(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 and official seal this 24th day of April, 2012.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $99,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of April, 2012.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16