| WARRANTY DEED | State of Tennessee<br>County of Rutherford |
|---|---|
| **BILL GARRETT, Davidson County**<br>Trans:T20140033216 DEEDWARR<br>Recvd: 05/13/14 14:23 2 pgs<br>Fees:13.00 Taxes:580.90<br>20140513-0041019 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2014<br>Notary Public<br>MY COMMISSION EXPIRES: March 10, 2015<br>(AFFIX SEAL) |

KRISTI M. JOHNSTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Quyen T. Nguyen | Quyen T. Nguyen | 14701019400 |
| (NAME) | (NAME) | |
| 612 Harding | 612 Harding | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Viola Cherry, Mary Myrtle Biggs, Lester H. Biggs, Shelby H. Boardman, and Jo Ann Biggs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Quyen T. Nguyen, and wife and Hanh Thi Doan,** 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. 270 on the Plan of Caldwell Hall, Section II, of record in Book 2900, Page 96, said Register's Office, described as follows:

Said Lot No. 270 fronts 80 feet on the northerly side of Harding Place and extends back 174.8 feet on the easterly line and 172.8 feet on the westerly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Carl M. Barbee and wife, Lois B. Barbee by Deed from Johnie W. Henry and wife, Kathleen Henry dated 3/31/1986 of record in Book 6826, Page 371, Register's Office for Davidson County, Tennessee. Carl M. Barbee died leaving property vested in Lois B. Barbee as surviving tenant by the entirety. Lois B. Barbee died testate on 6/3/2013, vesting title in Viola Cherry, Mary Myrtle Biggs, Lester H. Biggs, Ira Lee Biggs and Mattie Boardman, as devisees under the Will of Lois B. Barbee, Probate No. 13P1406. Mattie Boardman having since died 3/28/1997, leaving her 1/5 interest in said property to Shelby R. Boardman, as the only child and sole heir of Mattie Boardman. Ira Lee Biggs having since died testate on February 18, 2014, leaving his 1/5 interest in said property to Jo Ann Biggs as devisee under the Will of Ira Lee Biggs, Probate No. 2014-PR-113, Chancery Court of Houston County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 3097, Page 407, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 612 Harding, Nashville, TN 37211
(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.

Witness my/our hands this 7th day of May, 2014.

Viola Cherry by Jo Ann C. Luecke Atty in Fact
Viola Cherry
by her attorney in fact Jo Ann C. Luecke

Mary Myrtle Biggs by Jo Ann C. Luecke Atty in Fact
Mary Myrtle Biggs
by her attorney in fact Jo Anne C. Luecke

Lester H. Biggs by Jo Ann C. Luecke Atty in Fact
Lester H. Biggs
by his attorney in fact Jo Ann C. Luecke

Shelby R. Boardman by Jo Ann C Luecke Atty in Fact
Shelby R. Boardman
by her attorney in fact Jo Ann C. Lueke

Jo Ann Biggs
Jo Ann Biggs

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Jo Ann C. Luecke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the foregoing instrument (Warranty Deed) in behalf of Viola Cherry, Mary Myrtle Biggs, Lester H. Biggs, and Shelby R. Boardman, and further acknowledged that he/she executed the same as the free act and deed of said Viola Cherry, Mary Myrtle Biggs, Lester H. Biggs, and Shelby R. Boardman, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said Viola Cherry, Mary Myrtle Biggs, Lester H. Biggs, and Shelby R. Boardman, and appearing of record in Instrument No. 20140513-0041015, 20140513-0041016 in the Register's Office for Davidson County, Tennessee. 20140513-0041017; 20140513-0041018

Witness my hand and seal, at Office in Murfreesboro, Tennessee.

Notary Public
My Commission Expires: 2/2/16

JACK EVANS GRITTON, II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand and seal this 7th day of May, 2014.

Notary Public Kristin L. Brown
My Commission Expires: March 10, 2015

STATE OF Tennessee
County of Houston

On this 6th day of May, 2014, before me personally appeared Jo Ann Biggs, to me known or who proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal at Office in Erin, Tennessee.

Kendra L. Pulley
Notary Public
My Commission Expires: 11-19-14

KENDRA L. PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON CO. TENN.

File No.: 20320