Box 10-B

BILL GARRETT, Davidson County
Trans:T20140063227 DEEDWARR
Recvd: 08/26/14 13:49 2 pgs
Fees:13.00 Taxes:1424.50
20140826-0077777

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOC NGUYEN	**LOC NGUYEN**	**091-13-0-353.00**
(NAME) **5913 CHARLOTTE PIKE**	(NAME) **5911 CHARLOTTE PIKE**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MALCOLM D. HARWELL AND WIFE, FRANKIE G. HARWELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOC NGUYEN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 5 on the map showing Subdivision of John M. Branhams Farm, as of record in Plat Book 547, page 14, Register's Office for said County, and more particularly described as follows:

Beginning at the northeast corner of said Lot No. 5; thence with the easterly margin of said lot south 5-1/4 degrees east 360 feet to a point; thence south 75-3/4 degrees west 50 feet to a point; thence north 5-1/4 degrees west 360 feet to a point; thence north 75-3/4 degrees east 50 feet to the point of beginning.

Being the same property conveyed to Malcolm D. Harwell and wife, Frankie G. Harwell, by deed from James Virgil Thomas, Jr. and wife, Annie Ruth Thomas, of record as Instrument No. 20000510-0047235, dated May 8, 2000, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Plat Book 547, page 14; Right of Way Easement as set out in the Deed of record in Book 2244, page 373; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3885, page 792, and Book 3885, page 812; Joint Access Agreement of record in Instrument No. 20070213-0018459, said Register's Office; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5913 CHARLOTTE PIKE, NASHVILLE, TN 37209**
(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 our hands on this 26th day of August, 2014.

Malcolm D. Harwell
MALCOLM D. HARWELL

Frankie G. Harwell
FRANKIE G. HARWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Malcolm D. Harwell and wife, Frankie G. Harwell**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of August, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public