**This instrument prepared by and Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

**File No.: 15-1200**

BILL GARRETT, Davidson County
Trans:T20150059574 DEEDWARR
Recvd: 07/21/15 15:25 2 pgs
Fees:13.00 Taxes:444.00
20150721-0071563

# WARRANTY DEED

THIS INDENTURE, made and entered into this 7/15/2015, by and between **Arlene B. Harris**, parties of the first part, and **Thi Nguyen Tuyen,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 71 on the plan of Coronada, Phase III, of record in Book 5200, page 67, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ernest L. Harris, Jr., and spouse, Arlene B. Harris by deed from Susan Kathleen Sebree Mitchel, a single person, dated 04/15/1994, of record in Book 9316, page 283, Register's Office for Davidson County, Tennessee.

The said Ernest L. Harris, Jr., having since died leaving Arlene B. Harris as the sole surviving tenants by the entirety. Arlene B. Harris has not re-married.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **142080B07100CO**
☒ Improved **907 Holly Forest, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Arlene B. Harris
By: Phillip Haynes, Attorney in Fact

Arlene B. Harris
By: Phillip Haynes, Attorney ~~at Law~~ in fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared **Phillip Haynes**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the Attorney-in-fact for **Arlene B. Harris** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Arlene B. Harris** as his free act and deed.

Witness my hand and Notarial Seal this 15th day of July, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: Thi Nguyen Tuyen

and Address: 907 Holly Forest, Nashville, TN 37221

Mail tax bills to: 2598 York Road
Nolensville TN 37135

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 15th day of July, 2015..

Notary Public

My Commission Expires: 12.15.15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY