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.: **15-1220**

BILL GARRETT, Davidson County
Trans:T20150065999 DEEDWARR
Recvd: 08/10/15 09:20 2 pgs
Fees:13.00 Taxes:431.05
20150810-0079312

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/06/2015**, by and between **Chester H Cole and Evelyn H Cole, husband and wife and Larry D Harden, and Ruth Marshall,** , parties of the first part, and **Tuyen Thi Nguyen, an unmarried individual**, 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 the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the subdivision of the lands of William Phillips, as of record in Book 57, page 21, Register's Office for said County, described partly according to a survey made by H. B. Fowlkes, Surveyor, June, 1947, as follows:

Beginning at the southwest corner of the property conveyed to Thomas E. Joyce and wife, by deed from Homer M. Hardin and wife, of record in Book 3098, page 504, said Register's Office; thence with said Joyce's southerly line south 83 deg. 35' east 79.26 feet, more or less, to a point, being said Joyce's southeast corner; thence south 9 deg. 12' west 165 feet to the center of Maplewood Lane; thence with the center of same north 83 deg. 35' west 79.26 feet to a point; thence north 9 deg. 14' east 165 feet to the beginning.

This conveyance is made subject to a ten-foot easement for right-of-way along the westerly line of premises, as set out in deed of record in Book 3098, page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to P.D Harden and wife Lela C. Hardin, by Deed of record in Book 3160, Page 360, Register's Office for Davidson County, Tennessee. P.D Hardin is deceased. After his death Lela C. Hardin conveyed to Chester H. Cole and wife, Evelyn H. Cole a ½ interest to create a tenancy by the entirety by Quitclaim Deed dated 12/13/1994, of record in Book 9551, Page 634, Register's Office for Davidson County, Tennessee. Lela C. Hardin is now deceased, leaving three children, Ruth Marshall, Larry D. Hardin and Evelyn H. Cole

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

Parcel ID # **06004002300**
☒ Improved : **201 Maplewood Trace, Nashville, TN 37207**
☐ 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.

Chester H Cole

Chester H Cole

Evelyn H. Cole

Evelyn H Cole

Larry D Harden

Larry D Harden

Ruth Marshall

Ruth Marshall

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chester H Cole, Evelyn H Cole, Larry D Harden and Ruth Marshall** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 6th day of August, 2015..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

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Owner's Name: **Tuyen Thi Nguyen**

and Address: **201 Maplewood Trace, Nashville, TN 37207**

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

Mail tax bills to, ~~(Person or Agency responsible for payment of taxes)~~

1211 Brentwood Pointe
Brentwood TN 37027

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 **$116,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca T. Garland

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 6th day of August, 2015..

Marie Collins

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY