This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $118,000.00.

Affiant

Subscribed and sworn before me this the 14th day of October, 2015.

Notary Public

My commission expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150088465 DEEDWARR
Recvd: 10/16/15 15:16 2 pgs
Fees:13.00 Taxes:436.60
20151016-0105687

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Huy Nguyen Ta	Owner	15005006400
2144 Forge Ridge Cir. Nashville, TN 37217		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADDIE L. HARDING, CHERYL L. CURRY AND DAVID A. HARDING, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HUY NGUYEN TA AND JANICE TIEN TAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 633 on the Plan of Edge-O-Lake Estates, Section 12, of record in Plat Book 3842, Page 236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Harding et ux Addie L. Harding by Warranty Deed from Harold D. Latham et ux Margaret C. Latham, of record in Book 5264, Page 761, Register's Office for Davidson County, Tennessee, dated March 17, 1978 and recorded on March 22, 1978.(Value or consideration shown in aforementioned deed $48,900.00)The said William D. Harding having since died.

Being the same property conveyed to Addie L. Harding and Cheryl L. Curry and David A. Harding, as joint tenants with rights of survivorship by Quitclaim Deed from Addie L. Harding and Victor Hazelwood, Trustee, of record in Instrument No. 20140103-0000681, Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on January 3, 2014.(Value of consideration shown in aforementioned Deed $0.00).

Being also known as 2938 Anderson Rd., Nashville, TN 37217

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2938 Anderson Rd., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of October, 2015.

Addie L. Harding by Cheryl L. Curry her attorney in fact
Addie L. Harding

Cheryl L. Curry
Cheryl L. Curry

David A. Harding by Cheryl L. Curry his attorney in fact
David A. Harding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl L. Curry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2015.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

On this 14th day of October, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Cheryl L. Curry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Addie L. Harding, by Specific Power of Attorney dated July 3, 2015, and who acknowledged that she executed the same as the free act and deed of Addie L. Harding.

Witness my hand and official seal this 14th day of October, 2015.

My Commission Expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

On this 14th day of October, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Cheryl L. Curry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David A. Harding, by Specific Power of Attorney dated July 3, 2015, and who acknowledged that she executed the same as the free act and deed of David A. Harding.

Witness my hand and official seal this 14th day of October, 2015.

My Commission Expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AAH by CRC, AIF
CRC
DAH by CRC, AIF