Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0082

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of February, 2016

Notary Public
Commission Expires: 1-13-20

WILLIAMSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
CHRIS MULE

BILL GARRETT, Davidson County
Trans: T20160016190 DEEDWARR
Recvd: 02/29/16 09:32 2 pgs
Fees: 13.00 Taxes: 798.83
20160229-0018750

Address of New Owner	Send Tax Bills To:	Map & Parcel
Julia Bearden 907 Holly Forest Nashville, TN 37221	NEW OWNER	142-08-0B-071.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thi Nguyen Tuyen, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julia Bearden, unmarried

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, Unit No. 71 on of the Plan of Coronada Condominiums, Phase III, as of record in Book 5200, page 67, said Register's Office, and as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, and By-Laws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc. together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, as amended, and By-Laws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 71 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 5200, page 67, said Register's Office.

BEING the same property conveyed to Thi Nguyen Tuyen, by Warranty Deed from Arlene B. Harris, dated 7/15/15 and recorded 7/21/15 in Instrument No. 20150721-0071563; and being the same property previously conveyed to Ernest L. Harris, Jr. and spouse, Arlene B. Harris, by Warranty Deed from Susan Kathleen Sebree Mitchel, a single person, dated 4/15/94 and recorded 4/19/94 in Book 9316, Page 283, in the Register's Office of Davidson County, Tennessee. The said Ernest L. Harris, Jr. having since died.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 907 Holly Forest, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of February, 2016.

Thi Nguyen Tuyen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thi Nguyen Tuyen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of February, 2016.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)