WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051999 DEEDWARR
Recvd: 06/20/16 09:51 4 pgs
Fees:23.00 Taxes:1036.00

20160620-0062252

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

x Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires Nov 5, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loan Kim Nguyen and Kelly Kim Nguyen	SAME	
(NAME)	(NAME)	
5259 Catspaw Drive		Map 183-5-A
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		Parcel 401 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SHARON D. HENDERSON AND MARSHALL D. HENDERSON, JR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOAN KIM NGUYEN, UNMARRIED, AND KELLY KIM NGUYEN, UNMARRIED, TENANTS IN COMMONS WITH RIGHT OF SURVIVORSHIP,** 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, being Lot No. 96 on the Plan of Phase 5, Section 11, October Woods, a Residential Planned Unit Development, of record in Instrument No. 20041119-0138999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sharon D. Henderson and Marshall D. Henderson, Jr., wife and husband by deed from Sharon D. Griffin, dated January 18, 2007, of record in Instrument No. 20070122-0008143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20041119-0138999, said Register's Office; Restrictive covenants of record in Book 9840, Page 276 and Instrument No. 20041119-0139281, said Register's Office; Master Deed and Bylaws of record in Book 9840, Page 267, said Register's Office; and Charter of record in Book 9480, Page 259, said Register's Office.

Sharon D. Henderson is executing this deed on behalf of Marshall D. Henderson, Jr. pursuant to Power of Attorney attached as Exhibit "A" hereto.

This is improved ~~unimproved~~ x property, known as 5259 Catspaw Drive, Antioch, TN 37013
(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 my hand this 14 day of June, 2016

Sharon D. Henderson

SHARON D. HENDERSON
Marshall D. Henderson Jr. by Sharon D. Henderson, Attorney In Fact

MARSHALL D. HENDERSON, JR., BY: SHARON D. HENDERSON, ATTORNEY IN FACT

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 Sharon D. Henderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of June, 2016.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of June, 2016, before me personally appeared Sharon D. Henderson to me known to be the person who executed the foregoing instrument on behalf of Marshall D. Henderson, Jr. and acknowledged that she executed the same as the free act and deed of Marshall D. Henderson, Jr.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2016.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

EXHIBIT "A"

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Marshall D. Henderson, Jr.**, do hereby make, constitute and appoint **Sharon D. Henderson** my true and lawful attorney in fact for me, and in my name and stead to do and perform all matters and things necessary for the purpose of carrying on my personal business affairs as follows:

1) To sell and convey in my name by deed in fee simple, with general warranty in such manner at such price and on such terms of payment as my said Attorney in Fact may deem proper, my interest in certain real property situated in **Davidson** County, Tennessee, of which I am seized and possessed, said real property being known as **5259 Catspaw Drive, Antioch, TN 37013.**

2) To execute, acknowledge, and deliver good and sufficient deeds and conveyances for the same either with or without covenants of warranty, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done in and about the premises as fully, completely and amply to all intents and purposes whatsoever as I might or could do if acting personally.

3) This Power of Attorney shall also ratify any and all acts that my said attorney in fact may have undertaken on or for my behalf including, but without limiting by designation, executing contracts or contracts for sale of realty, documents required by the lending institution, documents required to transfer title, any and all other documents or writing which may or might expedite the transfer of my interest in the property.

This Power of Attorney is executed pursuant to the Uniform Durable Power of Attorney Act. (T.C.A. 34-6-101, et seq.) This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal.

And I hereby ratify and confirm all lawful acts done by my said Attorney in Fact by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this the 14th day of June, 2016.

Marshall D. Henderson, Jr.

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marshall D. Henderson, Jr.** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2016.

Notary Public

(seal)

My Commission Expires:

MICHAEL L. BEHNKE
Notary Public, State of Ohio, Cuy. Cty.
My commission expires Aug. 21, 2020