Davidson County	DEEDWARR
Recvd: 08/16/16 10:41	3 pgs
Fees:18.00 Taxes:703.00	
20160816-0085269	

WARRANTY DEED

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mien V. Dinh	New Owner @ Address	
(NAME)	(NAME)	
313 Strombury Court		086-08-0-085.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nathan J. Harris and Lori A. Harris, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mien V. Dinh, married**, hereinafter called the GRANTEE(S), 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 all of Lot No. 388 on the Plan of Final P.U.D. Plan, Planned Unit Development Phase 1, Camden Woods of record in Plat Book 6900, Pages 697 & 698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nathan J. Harris and Lori A. Harris by Warranty Deed from John Michael Devine and wife, Susan D. Devine, dated 04/27/2001, recorded 05/10/2001, of record in Instrument No. 20010510-0048579, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Pages 697 & 698, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7620, Page 561, Amendment to Declaration of record in Instrument No. 20140707-0059383, Amendment Number One to Declaration of record in Book 7657, Page 580, Amendment Number Two to Declaration of record in Book 7675, Page 926, Third Amendment to Amended and Restated Declaration of record in Instrument No. 20080924-0096976, Fourth Amendment to Amended and Restated Declaration of record in Instrument No. 20120904-0079787, Fifth Amendment to Amended and Restated Declaration of record in Instrument No. 20120904-0079788, Table of Contents of Corporate Bylaws of record in Book 7620, Page 583, Amendment to Bylaws of record in Instrument No. 20140707-0059384, Charter of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 313 Strombury Court, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 15th day of August, 2016.

Nathan J. Harris

Lori A. Harris

State of Tennessee
County of Wilson

Personally appeared before me Nathan J. Harris and Lori A. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2016.

Notary Public
My Commission Expires: 3.14.17

NOTARY TRUMP HOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Christi M. Johnston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}