RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 07/20/17 14:52 3 pgs
Fees:18.00 Taxes:518.00
20170720-0073604

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $140,000.00.

Affiant

Sworn to and subscribed before me this 20th day of July, 2017.

Notary Public

My Commission Expires: 03/29/2020

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tri Nguyen and Tien Nguyen 305 Dorr Drive Goodlettsville, TN 37072	Tri Nguyen and Tien Nguyen 305 Dorr Drive Goodlettsville, TN 37072	018120005500

This Indenture is made on the 19th day of July, 2017, by and between **TERRY CHASE HARRIS, unmarried** ("Grantor"), and **TRI NGUYEN AND TIEN NGUYEN, husband and wife** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Mansker Heights Subdivision, as of record in Book 2900, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 258 feet on the westerly side of Dorr Drive and extends back 159.6 feet on the northerly line and 190.7 feet on the southerly line to a dead line in the rear on which it measures 198.6 feet.

Being the same property conveyed to Terry W. Harris and wife, Sherry K. Harris, by Warranty Deed from John C. Ross, unmarried, of record in Book 8470, Page 60, Register's Office for Davidson County, Tennessee, dated October 18, 1991 and recorded on October 24, 1991.

Being the same property conveyed to Terry W. Harris by Quitclaim Deed from Sherry K. Harris of record in Book 9605, Page 91, Register's Office for Davidson County, Tennessee, dated February 27, 1995 and recorded on February 28, 1995.

The said Terry W. Harris has since died intestate on 5/13/2016, and his estate has been entered into probate as Docket No. 16P892, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. His sole heir-at-law is the said Terry Chase Harris as

described in those certain Affidavits of Heirship of record in Instrument Nos. 20170720-0073602 and 20170720-0073603, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Dorr Drive, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 10, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 2925, Page 111, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 19th day of July, 2017.

GRANTOR:

Terry Chase Harris

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, TERRY CHASE HARRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this County and State, RYAN GARDNER, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/24/2020

