MLFD11-1538

Return To
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

BILL GARRETT, Davidson County
Trans:T20110031684 DEEDWARR
Recvd: 05/27/11 10:16 2 pgs
Fees:13.00 Taxes:658.23
20110527-0040724

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $177,900.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2011.

Notary Public

My commission expires: 12-10-2012

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LAURIE M. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jared J. Ribble & Krystal Ribble	SAME OWNERS	172030B02500CO
745 E. Woodlands Trail		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Chun-Ming Ho and wife, Jui-Fang Hung

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared J. Ribble and Krystal Ribble, husband and wife

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 25, THE WOODLANDS, PHASE 2, as shown on plat of record in Plat Book 6900, Page 635, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chun-Ming Ho and wife, Jui-Fang Hung by Warranty Deed from Mark C. Fights and Carol A. Fights, recorded on the 8th day of August, 1997 in Book 10563, Page 413, in the Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Record Book * Page ____, in the Register's Office of Davidson County, Tennessee. *Instrument # 20110527-0040722

Power of Attorney of record in Record Book * Page ____, in the Register's Office of Davidson County, Tennessee. *Instrument # 20110527-0040723

Subject to Covenants, Conditions and Restrictions as recorded in Book 7334, Page 109, Book 7408, Page 250, amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390 and Book 8634, Page 224, re-recorded in Book 8643, Page 675, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1745 E. Woodlands Trail, Nashville TN 37211.

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 in 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/our hand(s) this 20th day of May, 2011.

Chun Ming Ho
Chailie Wang, his attorney in fact
Chun-Ming Ho
By: Chailie Wang, his attorney in fact

Jui-Fang Hung
Chailie Wang, her attorney in fact
Jui-Fang Hung
By: Chailie Wang, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Chailie Wang, attorney in fact for Chun-Ming Ho and Chailie Wang as attorney in fact for Jui-Fang Hung , the within named Grantors, 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, at office, this 20th day of May, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013