BILL GARRETT, Davidson County
Trans:T20120092832 DEEDWARR
Recvd: 12/05/12 10:23 2 pgs
Fees:13.00 Taxes:555.00
20121205-0111838

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $150,000.00

Subscribed and sworn before me this the 19th day of November, 2012

(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Affiant

Notary Public

# WARRANTY DEED

**This instrument prepared by:**
BELL TITLE, LLC
1616 Westgate Circle, Brentwood, Tennessee 37027

Address of new owner:
Jui-Lien Chou HO
7481 Sawyer Brown RD.
Nashville, TN 37209

Send tax bills to:
New Owner

**Map/Parcel 114-243**

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**The Estate of Thelma B. Heer**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Jui-Lien Chou Ho**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 5.12 acre tract on the west side of Sawyer-Brown Road, being in the 8th Civil District of Davidson County, Tennessee.

Beginning at an iron pin in the Sawyer-Brown Road, same being the southeast corner of a 1.56 acre tract owned by Mrs. Walker Gentry; thence with the south line of said Gentry tract. South 85 degrees 30' west 687.4 feet to a stake in the H.O.Hulan's line, South 2 degrees 30' west 93.5 feet more or less to a 15" Cedar tree in Hulan's line; thence with Albert Heer's north line, south 83 degrees east 117.5 feet to a stake in a stone pile; thence with Albert Heer's easterly line, South 29 degrees 30' east 409 feet to a corner fence stake in said Albert Heer's line; thence a new line, North 69 degrees 30' east 166.5 feet to an iron stake; thence south 26 degrees east 48 feet to an iron stake; thence north 68 degrees east 162 feet to a point in the Sawyer Brown Road; thence with Sawyer-Brown Road as follows: North 9 degrees east 310 feet to a point; north 2 degrees west 145 feet to the point of beginning.

The said Thelma B. Heer deceased as of January 4, 2012 the property was inherited by Margaret Louise Heer by Probate Order dated January 25, 2012. Probate Case No 12P-76, Seventh Circuit Court Davidson County, TN.

BEING the same property conveyed to Thelma B. Brown, a widow from Melvin Gene Brown, unmarried, by Quitclaim Deed dated April 2, 1996, and recorded on April 3, 1996, in Book 10003, Page 819, and corrected by Instrument of correction of record in Book 10011, Page 359, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jacob John Heer, Jr from Jessie Evans Heer, a widow by deed dated July 11, 1967 and recorded on July 12, 1967 of record in 4151, Page 600, Register's Office for Davidson County, Tennessee. The said Jacob Heer Jr. died October 9, 1983, survied by heirs at law as set forth in the Affidavit of Heirship of record in Book 10003, Page 815 and Book 10003, Page 817, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 7481 Sawyer Brown Rd., Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 19th day of November, 2012.

Margaret Louise Heer
Personal Representative
The Estate of Thelma B. Heer

State of Tennessee
County of Williamson

Before me, John A. Bell Jr. a Notary Public in and for said County and State, personally appeared Margaret Louise Heer with whom I am personally acquainted and who upon his/her oath acknowledgedherself to be the Personal Representative of The Estate of Thelma B. Heer, and the within named bargainor, a limited liability company, and she is such Personal Representative being authorized to do, executed the foregoing instrument for the purpose therein contained by signing and name of the The Estate of Thelma B. Heer by the said Margaret Louise Heer as such Personal Representative.

Witness my hand and official seal at Nashville, TN, this 19th day of November, 2012.

Notary Public

My Commission Expires:

JOHN A. BELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 7, 2014