Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3819

(3)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $203,000.00

A. Sworn to

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF DECEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/20/17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R6104 TEXTER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Craig Texter	Gardner Financial Services, Ltd	172-15-0A-142.00 CO
3912 Bryce Road	3503 Paesanos Pkwy	
Nashville, TN 37211	San Antonia TX 78231	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HUIYUN WU AND WIFE, HSUAN HOU

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

CRAIG TEXTER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3912 Bryce Road, 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 GRANTEE(S), their heirs and/or 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), their heirs and/or 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 hand on the 20th day of December, 2013.

Huiyun Wu by: J. C. D., Attorney is Fact
Huiyun Wu
By: J. Carlton Drumwright, Attorney-in-Fact

Hsuan Hou by: J. C. D., Attorney is Fact
Hsuan Hou
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 20th day of December, 2013, before me personally appeared J. Carlton Drumwright to me known to be the person who executed the foregoing instrument, and who, upon oath, acknowledged that he executed the within instrument on behalf of **Huiyun Wu and wife, Hsuan Hou, for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for Huiyun Wu and wife, Hsuan Hou, and is authorized by Huiyun Wu and wife, Hsuan Hou, to execute this instrument on their behalf.**

Witness my hand and official seal at Franklin, Tennessee

Notary Public Ruth M. Foran

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

BILL GARRETT, Davidson County
Trans:T20130106535 DEEDWARR
Recvd: 12/23/13 13:03 2 pgs
Fees:13.00 Taxes:751.10
20131223-0129362

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 169, SECTION 9, HOLT WOODS, as shown on plat of record in Plat Book 9700, Page 164, 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 by Quitclaim Deed from Huiyun Wu, unmarried to Huiyun Wu and wife, Hsuan Hou as recorded on the 1st day of December, 2010 in Instrument No. 20101201-0095237 and Warranty Deed from Alan L. Stephens and wife, Stacey G. Stephens to Huiyun Wu, unmarried as recorded on the 1st day of December, 2004 in Instrument No. 20041201-0143086, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Huiyun Wu and Hsuan Hou pursuant to a power of attorney executed by the same on the 12/18/2013, and being filed for in Instrument # 20131223-0129360 & 20131223-0129361 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 9, HOLT WOODS, as recorded in Plat Book 9700, Page(s) 164, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10062, Page 821 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 9570, Page 13.

f. Charter of Holt Woods Homeowners Association, Inc. recorded in Book 9570, Page 5.

g. Deed to Homeowners Association for open space recorded at Instrument No. 20020807-0095356.