File Box
24 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140053445 DEEDWARR
Recvd: 07/24/14 08:47 3 pgs
Fees: 18.00 Taxes: 1313.50
20140724-0065675

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

X William H. Emery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2014

A B Waddell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

A B WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EMECO PROPERTIES, LLC	EMECO PROPERTIES, LLC	05104006300
(NAME)	(NAME)	
4019 Old Hillsboro Road	4019 Old Hillsboro Road	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HOUFU INTERNATIONAL, LLC, a Tennessee Limisted Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EMECO PROPERTIES, LLC, a Tenessee Limisted Liability Company,** 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:

Property located in the 9th Councilmanic District of Nashville, Davidson County, Tennessee; being parcel 63 on the county property Map 51-4; and being more particularly described according to a survey by Wamble and Associates dated 4/30/90, as follows:

Beginning at an existing iron pin on the western right-of-way of Gallatin Pike (U.S. 31E), said pin being the northeast corner of property conveyed to the Madison Presbyterian Church, Inc., as of record in Deed Book 5874, page 937, Register's Office for Davidson County, Tennessee; thence leaving said western right-of-way and following the North line of said church property North 87 deg. 29' 51" West, passing an existing iron pin, the northwest corner of said church property and the northeast corner of property conveyed to Longfellow Tennessee Associates LTD, as of record in Deed Book 7580, page 173, said Register's Office, at 339.91 feet; thence continuing 14.17 feet with said Longfellow's North line for a total distance of 354.08 feet, to an existing concrete monument, said monument being the southwest corner of property conveyed to Metro Government Davidson County Board of Education, Stratton Elementary School, as of record in Deed Book 3856, page 262, said Register's Office; thence, following the eastern line of said school property North 14 deg. 10' 20" East 178.87 feet to an existing iron pipe, said pipe being the southwest corner of property conveyed to Richard C. Gammel as of record in Deed Book 6092, page 842, said Register's Office; thence, following the southern line of said Gammel property South 85 deg. 49' 27" East 204.23 feet to an existing iron pin, said pin being the northwest corner of property conveyed to Lovejoy, Inc. as of record in Deed Book 7458, page 251, said Register's Office; thence, following the western line of said Lovejoy, Inc. property South 13 deg. 44' 47" West 41.90 feet to a P.K. nail set, said P.K. nail being the southwest corner of said Lovejoy, Inc. property; thence following the southern line of said Lovejoy, Inc. property South 85 deg. 30' 47" East 149.84 feet to an iron pin set of the western right-of-way of Gallatin Pike (U.S. 31E), said pin also being the southeast corner of said Lovejoy, Inc. property; thence, following said western right-of-way with a cure to the right having a central angle of 05 deg. 09' 07", a radius of 1402.50 feet, an arc length of 126.11 feet, a tangent of 63.10 feet, and a chord bearing and length of South 15 deg. 19' 55" West 126.07 feet to the point of beginning.

Being the same property conveyed to Houfu International, LLC, a Tennessee limited liability company, by deed from Peking Chinese Restaurant Hung, Fu--Tien General Partnership, dated 9/28/96 of record in Book 10208, page 880, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instr. No. 20111028-0084233, Register's Office for Davidson County, Tennessee:

Property located in the 9th Councilmanic District of Nashville, Davidson County, Tennessee; being a portion of parcel 63 on the county property Map 51-4; and being more particularly described as follows:

Beginning at an existing iron rod at the southeast property corner of Houfu International LLC, as shown on Property Map 051-04-0063, recorded in Deed Book 10208, page 880 said Register's Office, and the northeast corner of a tract of land granted by Special Warranty Deed by Jack in the Box, Inc., f/k/a Foodmaker, Inc., to The Metropolitan Government of Nashville and Davidson County, Tennessee, said iron rod being in the westerly margin of Gallatin Pike, 27.98 feet left of Station 23+35.58, Project 99-R-6 on file at the Public Works Department in Davidson County, Tennessee; thence, leaving Gallatin Pike, North 84 deg. 13' 52" West, a distance of 340.05 feet to an existing iron rod, being the northwest property corner of Baker-Nashville, LLC, shown on Property Map 051-04-0064, recorded in Instr. No. 20001201-0118160, said Register's Office, 30 feet right of Station 20+00.50, Project 99-R-6; thence, North 83 deg. 52' 23" West, a distance of 14.17 feet to an existing concrete monument and a property corner of the Madison Square Partners, L.P., shown on Property Map 051-04-0065, Deed Book 8692, page 387, said Register's Office for Davidson County, Tennessee, the southeast corner of The Metropolitan Board of Education property, 32.50 feet right of Station 19+87.43, Project 99-R-6; thence, North 17 deg. 29' 36" East, a distance of 62.50 feet, with the easterly boundary of the Metropolitan Board of Education property, to the northerly margin of the proposed right-of-way of Project 99-R-6, 30 feet left of Station 19+87.80; thence, leaving the Metropolitan Board of Education property, with the northerly margin of proposed right-of-way, with a curve to the left, with an arc length of 9.95 feet, and a radius of 370 feet, to a point 30 feet left of Station 19+98.56; thence, with the northerly margin of the proposed right-of-way South 74 deg. 24' 52" East, a distance of 309.67 feet to a point, 30 feet left of Station 23+08.23; thence, North 62 deg. 44' 39" East, 40.80 feet, to a point in the westerly margin of Gallatin Pike, 57.74 feet left of Station 23+38.14, Project 99-R-6; thence, with the westerly margin of Gallatin Pike, southerly with a curve to the right, having an arc length of 29.87 feet, a radius of 1402.50 feet, to the point of beginning.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees; all easements and/or restrictions and zoning regulations. Parties in possession. This property is sold as is where is.

unimproved ☐

This is improved ☑ property, known as 630 Gallatin Pike, Madison, TN 37115

(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 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 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 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 hands this 22nd day of July, 2014.

HOUFU INTERNATIONAL, LLC

Johnny Chung Nean Hou
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Johnny Chung Nean Hou with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Chief Manager of HOUFU INTERNATIONAL, LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Chief Manager

WITNESS my hand and seal this 22nd day of July, 2014.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2014-107