BILL GARRETT, Davidson County
Trans: T20160092913 DEEDWARR
Recvd: 10/20/16 15:43 2 pgs
Fees: 13.00 Taxes: 1683.50
20161020-0111147

# WARRANTY DEED

MEREDITH M. ALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jui-Lien Chou Ho | New Owner | 12100024500 |
| (NAME) | (NAME) | |
| 2202 Memphis Ave #202 | | |
| (ADDRESS) | (ADDRESS) | |
| Lubbock, TX 79410 | | |
| (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, I, **Marie Puckett,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jui-Lien Chou Ho,** 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:

Being a certain parcel of land located in the 2nd Civil District of Davidson County Tennessee and being more particularly described as follows:

Beginning at an iron pin situated in the southerly margin of Couchville Pike approximately 1,440 feet easterly from Pheasant Hill Road; said iron pin also being the northwest corner of the William Commuse property as recorded in Book 4718 ,page 640 Register's Office for Davidson County Tennessee; thence leaving the said margin of Couchville Pike and with the westerly property line of Commuse S 05 deg 00'00" W 883.91 feet to an iron pin; thence leaving the Commuse property N 81 deg 35' 37" W 592.20 feet to an iron pin; thence N 04 deg 56' 14" E 674.61 feet to an iron pin situated in the southerly property line of Willard A Duke and Susan G Burd as recorded in Book 4790 page 714, Register's Office for Davidson County, Tennessee; thence with the said southerly property line of Duke and Burd S 81 deg 07' 02" E 60.98 feet to an iron pin; thence N 75 deg 54' 42" E 11.81 feet to an iron pin; thence S 83 deg 13' 52" E 138.90 feet to an iron pin; thence N 05 deg 59' 57" E 186.17 feet to an iron pin situated in the aforementioned southerly margin of Courchville Pike; thence with the said margin of Couchville Pike S 83 deg 52' 02" E 377.89 feet to the point of beginning, containing 10.94 acres.

There is included in the above description a 25' easement running parallel with the easterly property line from Couchville Pike in a southerly direction 883 feet more or less, for the ingress and egress by Ronald Lee Stacey for access to the property and the installation and maintenance of utilities.

Being the same property conveyed to Ronald W. Puckett and wife Marie Puckett, by deed of record in Book 5878 , Page 147 , Register's Office for Davidson County, Tennessee. The said Ronald W. Puckett having since died.

unimproved ☐

This is improved ☑ property, known as 2791 Couchville Pike, Nashville, TN 37217
(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 17th day of October, 2016.

Marie Puckett

Marie Puckett

State of Tennessee
County of Williamson

Personally appeared before me Marie Puckett, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2016.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11433