WARRANTY DEED

Bill Garrett Davidson County
Batch# 28177 DEEDWARR
11/20/2017 12:48:58 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20171120-0118917

J-KW-17-0-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-3-18

(AFFIX SEAL)

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah M. Prouty	**New Owner**	
(NAME) **0 Ridgeland Dr.**	(NAME)	**07300002700**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JUI-LIEN CHOU HO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH M. PROUTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A parcel of land in the First Civil District, Davidson County, Tennessee, being located on the Easterly side of Briley Parkway and Westerly of Ridgeland Drive, and being more particularly described as follows:

Beginning at a point in the Easterly right-of-way of Briley Parkway, near the Opryland Interchange; thence, North 85 degrees 10' East 682.80 feet to a point; thence, South 4 degrees 21' 00" East 215.00 feet to a point; thence, South 67 degrees 35' 00" East 56.70 feet to a point; thence, South 6 degrees 32' 00" West 333.30 feet to a point in the Northerly right-of-way of Donna Hill Court; thence, with said right-of-way along a curve to the left having a radius of 50 feet and a central angle of 145 degrees 43' 25" a distance of 127.17 feet; thence, leaving said Donna Hill Court with the Northerly line to Lawrence M. Glover, Trustee, North 80 degrees 29' 00" West 153.80 feet to a point in the Easterly right-of-way of Briley Parkway; thence, with said Easterly right-of-way, North 29 degrees 30' 00" West 300.00 feet; thence, North 54 degrees 31' 30" West 343.62 feet; thence, North 40 degrees 05' 00" West 145.30 feet to the point of beginning. Containing 5.46 acres, more or less.

Being the same property conveyed to Jui-Lien Chou HO by Warranty deed from RHP Corporate Properties, LLC of record in Instrument No. 20150416-0033811 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 16, 2015.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Sanitary Sewer Easement of record in Book 4676, Page 371, in the Register's Office for Davidson County, Tennessee.
- Powerline Easement of record in Book 1153, Page 459, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Ridgeland Dr., Nashville, Tennessee 37214**.

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 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 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 the 10th DAY OF NOVEMBER, 2017.

Jui-Lien Chou Ho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUI-LIEN CHOU HO, and who acknowledged he/she/they executed the same as the free act and deed of the said JUI-LIEN CHOU HO.

Witness my hand and official seal, this the 10th of November, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212