# WARRANTY DEED

Bill Garrett Davidson County
Batch# 98789 DEEDWARR
06/01/2018 09:54:14 AM 2 pgs
Fees: $13.00 Taxes: $462.13

20180601-0052175

A-KW-18-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALYSON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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) |
|---|---|---|
| **Joe F. Duncan, Jr. and Kimberly B. Duncan** | **New Owner** | |
| (NAME) | (NAME) | **077-00.0-083.00** |
| **1113 Davidson Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (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 **JOE F. DUNCAN, JR. AND KIMBERLY B. DUNCAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in 8th Civil District of Davidson County, Tennessee, on the westerly of Cub Creek Road and bounded on the south by Tract No. 4, on the west by Wright Properties, Inc., on the North by property of Susan A. Vonderheld.

Beginning at an iron rod new in the westerly margin of Cub Creek Road, the Southeast corner of Susan A. Vonderheld (Instrument No. 20050317-0029398, Register's Office for Davidson County, Tennessee), and the northeast corner of this tract; thence with the margin of said road in a southerly direction approximately 280 feet to an iron rod new, the northeast corner of Tract No. 4, thence N 67 deg. 26 min. 09 sec. E, 631.79 feet to an iron rod new, the southwest corner of this tract; thence N 10 deg. 17 min. 57 sec. E, to an iron rod new, the northwest corner of this tract, a point common with the southwest corner of Vonderheld; thence in a southwesterly direction with the line common to Vonderheld, to the point of beginning.

Being the same property conveyed to Jui-Lien Chou by Warranty deed from Reuben Dennis Bryan of record in Instrument No. 20130506-0045648 Register's Office for Davidson County, Tennessee, dated May 3, 2013 and recorded on May 6, 2013.

Scrivener's Affidavit dated January 7, 2014 and recorded January 7, 2014, stating that the legal description omitted a portion of the property, of record in Instrument No. 20140107-0001807, Register's Office of Davidson County, Tennessee.

****For the purpose of this conveyance the subject property was not the Grantor'sprimary residence.**

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Easement(s) granted to Metropolitan Government of Nashville and Davidson County, Electric Power Board of record in Instrument No. 20040226-0021786, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Cub Creek Rd., Nashville, Tennessee 37209**.

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 30 DAY OF MAY, 2018.

Jui-Lien Chou Ho by Paul Hinman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 30th of May, 2018.

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




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212