Name and Address of New Owner:
Hung-Wai Ho
212 New Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
Hung-Wai Ho
212 New Sawyer Brown Road
Nashville, TN 37221

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 200145 DEEDWARR
02/28/2019 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190228-0018122

Map & Parcel No: 12810005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Allyson Marshall, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hung-Wai Ho, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Stacy Square Subdivision, Section 3 as of record in Book 4175, Page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Allyson Marshall and Jack Marshall, as Joint Tenants with the right of survivorship by Warranty Deed from Alex T. Livingston and Stephanie R. Livingston, husband and wife dated July 11th 2014 and recorded July 16th 2014 of record in Instrument No. 20140716-0062901 in the said Register's Office, Davidson County, Tennessee. The said Jack Marshall having deceased on March 11, 2015, leaving Allyson Marshall as the surviving tenant by entirety.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of February, 2019.

_____ (SEAL)
Allyson Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2019, before me personally appeared Allyson Marshall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27th day of February, 2019.

_____
Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27th day of February, 2019.

_____
Notary Public
My commission expires: _____
File No. 19-168

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY