WARRANTY DEED

BOOK 11351 PG. 601

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,000.00**

Joshua Motohashi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF **FEBRUARY, 1999**.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Motohashi	**FT Mortgage Companies d/b/a Sunbelt National Mortgage**	**106-13-145**
(NAME) **2133 Sadler Ave.**	(NAME) **2974 LBJ Freeway Suite 200**	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Dallas, TX 75234**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Beth Rose Torrolland wife Daniel D. Torroll**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Motohashi**, 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Sadler Place of record in Plat Book 332, Page31, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Beth Rose Torroll and husband Daniel D. Torroll by deed of record in Book 9518, Page 832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **2133 Sadler Ave., Nashville, TN 37210**
(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.

0552071

99 FEB 23 PM 2:00

REGISTER
COUNTY, TN.

0101 03CHECK 281.10

IDENTIF. & REFERENCE

Witness my/our hand(s) this 16th day of February, 1999.

Beth Rose Torroll

Daniel D. Torroll

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Beth Rose Torroll the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.
*and Daniel D. Torroll
Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1999.

Notary Public

Commission expires: 5/24/2002

BOOK 11351 PG. 602

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11351 PG. 603

0552071
IDENTIFICATION REFERENCE

99FEB 23 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT	73000.00
CON TX	270.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	281.10
CHECK	281.10

02/23/99 01 13:58 0001 9115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428332