Box 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **13th day of January, 2000**

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200001140005094 Page: 1 OF 2
REC'D FOR REC 01/14/2000 1:23:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1165.50

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, PC, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen D. Tsuchiya	**PHH Mortgage Services Corporation**	**131-5-40**
(NAME) **3603 Trimble Road**	(NAME) **P.O. Box 5457**	**07DA44865**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Mt. Laurel, NJ 08054**	
(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, **Dean Dodge and wife, Tammy Dodge**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN D. TSUCHIYA AND HUSBAND, WILLIAM GRADY**, 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. 13 on the Map of Larkway Gardens, as of record in Book 2133, Page 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dean Dodge and wife, Tammy Dodge by deed from Lily Z. Pablo and husband, Saeed Nowroozi of record in Book 9603, Page 975 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 **3603 Trimble Road, Nashville, TN 37215**
(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 hand(s) this **13th day of January, 2000.**

Dean Dodge

Tammy Dodge

STATE OF TENNESSEE

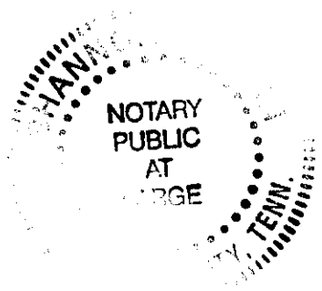
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dean Dodge and Tammy Dodge**, 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.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of January, 2000**.

Commission expires: **July 26, 2003**

Shannon Philbin Notary Public



My Commission Expires