WARRANTY DEED

Return To:
First Title & Escrow
2000 Richard Jones Road, #110
Nashville, TN 37215
File Box 9B
#21472

Davidson County DEEDWARR
Recvd: 08/22/03 13:15 2pgs
Fees:13.00 Taxes:961.63

20030822-0122341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Keiko Nakajima
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL TITLE OF NASHVILLE, LLC, 1130 8th Avenue South, Suite 303, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keiko Nakajima	Keiko Nakajima	Map 118-14
(NAME) 3603 Rainbow Place	(NAME) 3603 Rainbow Place	Parcel 80
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, TODD H. BOATMAN AND WIFE, MARY N. BOATMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEIKO NAKAJIMA, a single person, 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:

Being Lot No. 23 and the north 17.5 feet front and 15.5 feet rear of Lot No. 24 on the Map of Marengo Park, Section "C", as of record in Book 1130, Page 21, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 89.5 feet on the west side of Rainbow Place and run back between lines 211.1 feet on the north line of Lot No. 23 and 216.8 feet, more or less, on the south line of part of Lot No. 24, to a dead line and measures 85.5 feet thereon.

Being the same property conveyed to Todd H. Boatman and wife, Mary N. Boatman, by Warranty Deed from John C. Kent and wife, Diane L. Kent, dated October 1, 1996, of record in Book 10210, Page 285, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3603 Rainbow Place, Nashville, TN 37204

(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 our hands this 8th day of August, 2003.

Todd H. Boatman

Mary N. Boatman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gerald G. Patterson, a Notary Public in and for said State and County, Todd H. Boatman and Mary N. Boatman, husband and wife, the within named bargainor(s), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged under oath that he/she/they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 8th day of August, 2003.

Commission expires: 11-29-03

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003