File Box 19 B
04-08-009

Davidson County DEEDWARR
Recvd: 08/20/04 10:55 2pgs
Fees:13.00 Taxes:680.80
20040820-0100807

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Joshua (Yoshiya) Motohashi	GMAC Mortgage Corporation	146-04-0
4800 Timberhill Drive	100 Witmer Road	GROUP
Nashville, Tennessee 37211	Horsham, PA 19044-0963	PARCEL 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***One Hundred Eighty Four Thousand Dollars and Zero Cents ($184,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patrick J. Alger, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joshua (Yoshiya) Motohashi and wife, Shannon 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.

BEING Lot No. 22 on the Plan of Elysian Meadows Addition, Section 2, of record in Plat Book 2663, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 180.0 feet on the easterly margin of Timberhill Drive and extends back 265.2 feet on the northerly line and 145.0 feet on the southerly line to a dead line in the rear, measuring 217.3 feet thereon.

BEING the same property conveyed to Patrick J. Alger, unmarried, by deed from Marable Lee Mayo, Jr. and spouse, Dianne S. May, of record in Book 10780, page 963, Register's Office for Davidson County, Tennessee.

SUSAN ALGER, spouse of Patrick J. Alger, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to any and all matters shown on the plan of record in Plat Book 2663, page 101, Register's Office for Davidson County, Tennessee, and to the 2004 Davidson County property taxes, which have been pro-rated and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 4800 Timberhill Drive, Nashville, TN 37211

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 18th day of August, 2004.

Patrick J. Alger

Susan Alger

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Patrick J. Alger and Susan Alger, 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 18th day of August, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee