Mail to:

H-1856

WARRANTY DEED

Jack Case Wilson Title Assoc.
7100 Executive Center Dr. #150
Brentwood, TN 37027

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 178,000

Jason Toms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

H-1856

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Toms	Countrywide Home Loans, Inc.	161-05-0-B/012.00CO
(NAME)	(NAME)	
707 Brent Glen Place	P.O. Box 10423	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37211	Van Nuys, CA 91410-0423	
(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, Atsushi Miyagawa and wife, Ayako Miyagawa, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Toms an unmarried man 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. 12 on the Second Revision of Brentwood Glen, of record in Plat Book 8250, page 420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compete description.

Being the same property conveyed to Atsushi Miyagawa, a married person by deed from Caliber Development Group, LP, dated August 4, 2000 and filed for record as Instrument No. 20000810-0079469 in the Register's Office for Davidson County, Tennessee.
The said Ayako Miyagawa joins in this conveyance to convey any and all marital interest she may have in the subject property.
Subject to any and all matters appearing on the plan of record in Plat Book 8250, page 420, Register's Office for Davidson County, Tennessee.
Subject to Restrictive Covenants and By Laws contained in an instrument of record in Book 8176, page 227, book 8255, , page 887, Book 7798, page 996 Book 7669, page 207 and Book 8092, page 322, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 707 Brent Glen Place, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 11/24/04 08:32 2pgs
Fees:13.00 Taxes:858.60
20041124-0140741

Atisushi Miyagawa by Judith C. Jacobs his atty-in-fact

Atisushi Miyagawa by Judith C. Jacobs, his atty in fact

Ayako Miyagawa by Judith C. Jacobs her atty in fact

Ayako Miyagawa, by Judith C. Jacobs, her atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of October, 2004, before me personally appeared Judith C. Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Atisushi Miyagawa and Ayako Miyagawa, and who acknowledged that she executed the same as the free act and deed of the said Atisushi Miyagawa and Ayako Miyagawa by virtue of that Specific Power of Attorney, duly executed by the said Atisushi Miyagawa and Ayako Miyagawa and appearing of record as Instrument No 20041124.0140740 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires: 9-25-04

Mike Phillips

Notary Public

Record's Return To:
Jack Case Wilson Title Assoc., LLC
204 Rivergate Parkway
Goodlettsville, TN 37072

