WARRANTY DEED

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/14/04 14:17 2pgs
Fees:13.00 Taxes:399.60

20041214-0148654

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Hatayama	Bank of America	
(NAME)	(NAME)	
4877 Peppertree Dr.	GA3-003-01-28 Atlanta Loan Center	165-14-148
(ADDRESS)	(ADDRESS)	
Antioch, TN	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042492

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Premium Capital, LLC a/k/a Premium Capital**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James K. Hatayama**, unmarried, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 121, Peppertree Forest Subdivision, Section 14 of record in Book 7900, Page 501, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Premium Capital by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee dated October 19, 2004 and filed for record in Instrument No. 20041019-0125602, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4877 Peppertree Dr., Antioch, TN 37013

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of December, 2004.

Premium Capital, LLC

By: M C Schillinger - Manager Member Premium Capital LLC
Mary E. Schillinger

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~WILLIAMSON~~ Maricopa

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mary E. Schillinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, who, upon oath, acknowledged herself to be a Manager of Premium Capital, LLC., the within named bargainor, a limited liability company, and who acknowledged that she executed the foregoing instrument on behalf of Premium Capital, LLC., in his capacity as Manager of Premium Capital, LLC.

Witness my hand and seal on this the 10th day of December 2004.

Commission expires: 3-31-08

Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
KIM A. JONES
My Commission Expires 03/31/08