Davidson County DEEDWARR
Recvd: 06/13/05 16:16 2 pgs
Fees:13.00 Taxes:880.60

20050613-0067552

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

STATE OF TENENSSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2005.

Notary Public

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

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
Toni Karen Neeley	AmSouth Bank	115-05-0
6857 Pennywell Drive a/k/a 786 Rhonda Lane	2050 Parkway Office Cr	GROUP
Nashville, Tennessee 37205	Birmingham AL 35244	PARCEL 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Two Hundred Thirty Eight Thousand Dollars and Zero Cents ($238,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Takaaki Sembommatsu, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Toni Karen Neeley, married, 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. 145 on the Plan of West Meade Hills, Section 5, of record in Plat Book 3300, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Takaaki Sembommatsu, married, by deed dated October 18, 2001, from Robert D. Bell and wife, Arlene McCloud-Bell, of record as Instrument No. 20011023-0115459 in the Register's Office for Davidson County, Tennessee.

Mari Sembommatsu, spouse of Takaaki Sembommatsu, 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: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 6857 Pennywell Drive a/k/a 786 Rhonda Lane, Nashville, TN 37205

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, 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 7th day of June, 2005.

Mari Sembommatsu

Takaaki Sembommatsu

STATE OF TENENSSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Takaaki Sembommatsu and Mari Sembommatsu, 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 7th day of June, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

