WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/17/06 10:47 2 pgs
Fees:13.00 Taxes:116.55



20060317-0030979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minassie Semegn	SAME	150-6-177
(NAME)	(NAME)	
PO Box 291986		
(ADDRESS)	(ADDRESS)	
Nashville TN 37229		
(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,

David K. Iwao and wife, Cecilia M. Iwao,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Minassie Semegn,

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:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised West Lake Subdivision of record in Plat Book 6250, Page 785, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David K. Iwao and wife, Cecilia M. Iwao by General Warranty Deed from James E. Cary recorded in Book 7915, Page 631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 2933 Lera Jones Drive, 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 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 9th day of March, 2006.

David K. Iwao

Cecilia M. Iwao by David K. Iwao Attorney in Fact

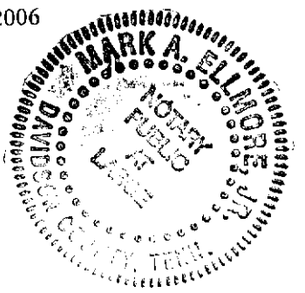
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named David K. Iwao, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2006.

Commission expires: November 25, 2006



Mark A. Ellmore, Jr. Notary Public

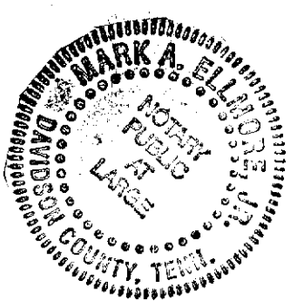
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of March, 2006, before me, the undersigned officer, personally appeared David K. Iwao, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney in Fact for Cecilia M. Iwao, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2006.

Commission expires: November 25, 2006



Mark A. Ellmore, Jr. Notary Public