WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/06 15:29 2 pgs
Fees:13.00 Taxes:673.40

20061005-0124121

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File no. 2523

Box 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenji Nakagawa	Cumberland Bank	103-3-66
(NAME)	(NAME)	
5211 Idaho Avenue	810 Crescent Centre Drive, Suite 320	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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, Linda D. Craighead, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenji Nakagawa and wife Deborah Dorothea Cole, ~~Married~~, 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 the westerly 60 feet of the northerly 160 feet of Lots Nos. 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.

According to a survey made by S.R. Sanford, Jr., Surveyor, June 29, 1946 said part of Lots Nos. 23 and 24 fronts 60 feet on the southerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, parallel with and 640 feet West of the westerly margin of 51st Avenue North, 160 feet to a dead line, the westerly line of said property running back with the easterly margin of 53rd Avenue North, extended, more or less.

Being the same property conveyed to Linda D. Craighead by deed from Dorothy L. Merryman, Unmarried, as of record in Book 9252, Page 281, Register's Office for Davidson County, Tennessee. The said Linda D. Craighead being one in the same person as Linda Dale Craighead.

Jerry David Craighead joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property. The said Jerry David Craighead being one in the same person as Jerry D. Craighead.

This instrument is executed on behalf of Jerry D. Craighead a/k/a Jerry David Craighead by Linda D. Craighead a/k/a Linda Dale Craighead, as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 200610050124120, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 5211 Idaho Avenue, Nashville, TN 37209
(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 my hand this 29th day of September, 2006.

Linda D. Craighead

Jerry David Craighead
By: Linda Dale Craighead
a/k/a Linda D. Craighead as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda D. Craighead, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2006.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of September, 2006, before me personally appeared Linda D. Craighead a/k/a Linda Dale Craighead, the person who executed the foregoing instrument on behalf of Jerry David Craighead, and acknowledged that she executed the same as the free act and deed of the said Jerry David Craighead, through Power of Attorney granted Linda D. Craighead a/k/a Linda Dale Craighead, by the said Jerry David Craighead.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2006.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY