This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 06/25/07 14:25 2 pgs
Fees:13.00 Taxes:1202.50
20070625-0075743

File No.: **07-1730**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Mototsugu Shintani and wife, Ayumi Shintani, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Drees Premier Homes Inc, an Ohio Corporation ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Southmeade of record in Plat Book 1835, Page 118 and 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mototsugu Shintani and wife, Ayumi Shintani by deed from Bettie Tavakoli dated 11/30/2006, of record in Instrument No. 20061204-0149599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Ayumi Shintani executed this Warranty Deed on behalf of Mototsugu Shintani pursuant to a Power of Attorney, executed by Motosugu Shintani which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Parcel ID # **132-7-36.00CO**
☒ Improved OR
☐ Unimproved property located at: **4312 Prescott Road, Nashville, TN 37204**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **19th** day of **June, 2007.**

Mototsugu Shintani by Ayumi Shintani, His attorney in fact
Mototsugu Shintani
By: Ayumi Shintani, His Attorney in Fact

Ayumi Shintani
Ayumi Shintani

STATE OF **Tennessee** COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ayumi Shintani** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **19th** day of **June, 2007.**

C.M. Corriveau
Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

RECORDERS MEMO
LEGIBILITY OF WRITING, DISTINCTNESS OF PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF **Tennessee** COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ayumi Shintani** to me known to the persons described in and who executed the foregoing instrument on behalf of Mototsugu Shintani, and who acknowledged that such person executed the same as the free Act and Deed of Mototsugu Shintani.

Witness my hand and Notarial Seal on this the **19th** day of **June, 2007.**

C.M. Corriveau
Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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STATE OF **Tennessee**

COUNTY OF **Williamson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$325,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **19th** day of **June, 2007.**

C.M. Corriveau
Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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Owner's Name: **Drees Premier Homes Inc**

and Address: **1604 Westgate Circle, Brentwood, TN. 37027**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner