WARRANTY DEED **10860**

Davidson County DEEDWARR
Recvd: 10/11/07 10:34 3 pgs
Fees:18.00 Taxes:488.40
20071011-0120887

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH** DAY OF **OCTOBER, 2007.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle D. Dawson	**Bank of America, N.A.**	**136-15-0-A-009.00CO**
(NAME)	(NAME)	
3405 Anderson Road - #116	**9000 Southside Blvd., #600**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Jacksonville, FL 32256**	
(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, **Hiroyuki Watanabe and wife Kulawee Watanabe**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle D. Dawson**, 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. **Unit 9** on the PUD Boundary and Final Plat, Phase I, **Watercrest Townhomes, a Horizontal Property Regime**, of record in Book **8250**, Page **888**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Hiroyuki Watanabe and wife Kulawee Watanabe** by deed of record in Instrument 20020916-0112521, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Hiroyuki Watanable and Kulawee Watanabe by Jackie Charlton as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20071011-0120886, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3405 Anderson Road - #116, 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 **my/our hand(s)** this **5th day of October, 2007**.

Hiroyuki Watanabe by Jackie Charlton POA

Hiroyuki Watanabe by Jackie Charlton POA

Kulawee Watanabe by Jackie Charlton POA

Kulawee Watanabe by Jackie Charlton POA

State of Tennessee County of Rutherford

On this 5th day of October, 2007 before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of Hiroyuki Watanabe and Kulawee Watanabe, and acknowledged that he executed the same as the free act and deed of the said Hiroyuki Watanabe and Kulawee Watanabe, through Power of Attorney granted Jackie Charlton by the said Hiroyuki Watanabe and Kulawee Watanabe.

Witness my hand and official seal at Smyrna, Tennessee, this 5th day of October, 2007.

Commission expires:11/24/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN