Davidson County DEEDWARR
Recvd: 02/06/09 14:45 2 pgs
Fees:13.00 Taxes:1335.70
20090206-0010666

File No. 290101135

WARRANTY DEED

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 202
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Kim Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2009.

Tonja Barron
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale K. Osaki	NEW OWNER	091-15-0-017.00
(NAME) 2186 N. Mar Vista Ave.	(NAME)	
(ADDRESS) Altadena, CA 91001	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Henry S. Hood and wife, Sarah T. Hood**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Dale Kihara Osaki, a married man,** hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 in Hood Subdivision of record in Plat Book 8250, page 801, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Henry S. Hood and wife, Sarah T. Hood by Warranty Deed from Richard R. Hedgepath, Executor of the Estate of Richard C. Easley, of record in Deed Book 8993, page 917, and part of the property conveyed to Henry S. Hood and wife, Sarah Turrell Hood by Warranty Deed from Charles William Pursley at Trustor, Trustee and Beneficiary, pursuant to the Trust Indenture of record in Book 3576, page 63, and individually, and Louise Pursley, Trustor and Beneficiary, under the terms and conditions of the Trust Indenture and Individually of record in Book 9042, page 299, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 8250, Page 801, Register's Office of said County.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 241 54th Ave. North, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 2nd day of February, 2009.

Henry S. Hood

Sarah T. Hood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Henry S. Hood and wife, Sarah T. Hood, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 2nd day of February, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 290101135

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027