File No. 290101483 Return to

Record & Return to
WARRANTY DEED
Watauga Title Group, Suite 120
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES 1/10/2010 (AFFIX SEAL)

THOMAS J. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/03/09 08:52 2 pgs
Fees:13.00 Taxes:588.30
20090303-0018540

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne D. Floerchinger	Wayne D. Floerchinger	Map 173-16-0A Parcel 228CO
(NAME) 666 Walnut Street, Ste 1450	(NAME) 666 Walnut Street, Ste 1450	
(ADDRESS) Des Moines, IA 50309-3918	(ADDRESS) Des Moines, IA 50309-3918	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eric T. Iwahiro and wife, Jina Iwahiro, as Tenants by the Entirety,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto to **Wayne D. Floerchinger, Trustee under the Last Will and Testament of Louis Pomerantz, deceased, Marital Trust No. 2, f/b/o Emily Hansen share, and his successors in Trust, with full power of sale,** hereinafter called the grantee, its successors 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. 201 on the Final Plat of Hidden Creek, Phase 3, Section 2, as of record in Instrument Number 20050714-0081683, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric T. Iwahiro and wife, Jina Iwahiro, as Tenants by the Entirety, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated February 13, 2006, recorded February 17, 2006 in Instrument Number 20060217-0019345, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2009, and every year thereafter; Restrictive Covenants of record in Instrument Number 20060828-0105537, Register's Office for Davidson County, Tennessee; Subject to all matters as set forth on the plat of record in Instrument Number 20050714-0081683, Register's Office for Davidson County, Tennessee.

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 3460 Chandler Cove Way, Cane Ridge, 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 27th day of February, 2009.

Eric T Iwahiro by Debbie Herrington Attorney in fact
Eric T. Iwahiro, by Debbie Herrington, his Attorney in Fact

Jina Iwahiro by Debbie Herrington Attorney in fact
Jina Iwahiro, by Debbie Herrington, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 27th day of February 2009, before me personally appeared Debbie Herrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Eric T. Iwahiro and Jina Iwahiro, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Inst. No. 20090303.0018539, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 27th day of February, 2009.

Commission expires: 9/17/2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290101483

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