RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#4225-2

The actual consideration or value, whichever is greater, for this transfer is **$359,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2009.

Notary Public

My commission expires: 9/30/09
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20090033924 DEEDWARR
Recvd: 05/22/09 09:28 2 pgs
Fees: 13.00 Taxes: 1328.30
20090522-0047210

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SCOTT P. TIFT and NESRIN GARAN	Pinnacle National Bank	**Map 104-14-0 Parcel 114.00**
2809 West Linden Avenue	211 Commerce Street #300	
Nashville, TN 37212	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TSUTOMU KUME and wife, MEGUMI KUME

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT P. TIFT, unmarried, and NESRIN GARAN, unmarried, as joint tenants with right of survivorship

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 the westerly 49 feet of the easterly 50 feet of the northerly 167 feet of Lot No. 31 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 31 fronts 49 feet on the southerly side of West Linden Avenue and runs back between parallel lines, 167 feet to a dead line.

BEING the same property conveyed to Tsutomu Kume and wife, Megumi Kume, by Warranty Deed dated May 25, 2001, from Tadd S. Mitchell, unmarried, of record in Instrument No. 20010622-0066477 (NOTE: The said part of Lot No. 31 was incorrectly identified as No. 81 in this Deed), Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **2809 West Linden Avenue, Nashville, TN 37212**.

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 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 **18th** day of **May, 2009.**

TSUTOMU KUME

MEGUMI KUME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **TSUTOMU KUME and wife, MEGUMI KUME,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **May, 2009.**

Notary Public

My Commission Expires: 2/24/13

