WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans: T20090063402 DEEDWARR Recvd: 09/16/09 12:02 2 pgs Fees: 13.00 Taxes: 1849.63 20090916-0086458	The actual consideration or value, whichever is greater, for this transfer is **$499,900.00.** Chieko Miyazaki Affiant Subscribed and sworn to before me, this the 15th day of September, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Mona Belle McNutt **Chieko Miyazaki**	**NEW OWNER**	**Map 131-02-0-M, Parcel 013.00CO**
421 Village Hall Place		
Nashville, TN 37215		

FOR AND IN 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,

Haury & Smith Contractors, Inc., a Tennessee corporation

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

Mona Belle McNutt, an unmarried woman, and Chieko Miyazaki, an unmarried woman, 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 Unit No. 2148 of Village Hall Condominiums (also known as 421 Village Hall Place, formerly known as 413 Village Hall Place), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650 and as amended in Instrument No. 20060601-0064170, Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-Laws appended thereto, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall Condominium Apartments contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050510-0052650 and as amended in Instrument No. 20060601-0064170, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by Deed dated December 1, 2003, from Ernest E. Hyne, of record in Instrument No. 20031202-0172943; by Deed dated December 1, 2003, from Terry R. Quillen, of record in Instrument No. 20031203-0173879; and, by Deed dated February 21, 2004, from Jay Cunningham Treanor, of record in Instrument No. 20040226-0021892, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. 2010 taxes, a lien, not yet due and payable.

2. The Plan of record as shown on Exhibit "B" of the Master Deed in Instrument No. 20050510-0052650 and amended in Instrument No. 20060601-0064170, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. All matters as shown on the Boundary Plat of record in Instrument No. 20041001-0118509, Register's Office for Davidson County, Tennessee.

4. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Village Hall Condominium Apartments of record in Instrument No. 20050510-0052650 and amended in Instrument No. 20060601-0064170, Register's Office for Davidson County, Tennessee.

5. **Easement to Bell South Telecommunications, of record in Book 11740, Page 614, Register's Office for Davidson County, Tennessee.**

6. **Storm Water Detention Agreement of record in Instrument No. 20040720-0086493, Register's Office for Davidson County, Tennessee.**

7. **Easement for right of way of Hobbs Road.**

8. **Possible burial vault in northerly portion at a pile of dressed stones.**

9. **Declaration of Pedestrian-Public Access Easement with the Covenants and Restrictions of record in Instrument No. 20080307-0023084, Register's Office for Davidson County, Tennessee.**

This is improved (_X__) Unimproved (____) property, known as: **421 Village Hall Place, Nashville, TN 37215**

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 its hand by its duly authorized officer this **15th** day of **September, 2009.**

Haury & Smith Contractors, Inc.

By: Randall Toney

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Randall Toney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CFO/Sec. Treasurer of Haury & Smith Contractors, Inc., within named bargainor, a corporation, and that he/she as such CFO/Sec. Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such .

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **September, 2009.**

ANGELA BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Angela Baxter
Notary Public

My Commission Expires: Jan. 7, 2013