File No. 281100451

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090067058 DEEDWARR
Recvd: 10/02/09 09:39 2 pgs
Fees: 13.00 Taxes: 384.80
20091002-0091508

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2010~~ 9/25/10
(AFFIX SEAL)

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

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Horner	Christy Horner	Map 163-16-0A Parcel 021.00CO
(NAME) 5841 Monroe Crossing	(NAME) 5841 Monroe Crossing	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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 Iwahiro and wife Jina Iwahiro,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Christy L. Horner, ** hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

**unmarried

Land in Davidson County, Tennessee, being Unit No. 121 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to KIMJE Properties LLC by Quitclaim Deed from Eric Iwahiro and wife, Jina Iwahiro, of record in Instrument 20060207-0014896, dated February 1, 2006 and filed for record on February 7, 2006, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2010 and subsequent years, a lien; Subject to Restrictions of record in Instrument 200311190168785, Register's Office for Davidson County, Tennessee; Subject to Sewer Easement of record in Book 7306, Page 109, Register's Office for Davidson County, Tennessee; Subject to Stormwater Easement of record in Instrument 200309100132287, Register's Office for Davidson County, Tennessee; Subject to Development and Easement Agreement of record in Instrument 200311240170577, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Provincetown Homeowners Association, Inc. for common area of record in Instrument 200311200169428, 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 5841 Monroe Crossing, 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 GRANTEE, her heirs 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, her 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 our hands this 25th day of September, 2009.

Eric Iwahiro by Debbie Herrington, His Attorney In Fact
Eric Iwahiro, by Debbie Herrington, his Attorney in Fact

Jina Iwahiro by Debbie Herrington Her Attorney In Fact
Jina Iwahiro, by Debbie Herrington, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 25th day of September, 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 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 20091002-0091507, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 25th day of September, 2009.

Commission expires: September 17, 2011

Julia A Hirt — Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

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[redacted]

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122