File No. 280401169

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076100 DEEDWARR
Recvd: 11/06/09 15:03 2 pgs
Fees:13.00 Taxes:423.65
20091106-0103031

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Brenda J Block
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-12-2010
(AFFIX SEAL)

BONNIE CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis L. Lewis	New owner	136150A07400CO
(NAME)	(NAME)	
3405 Old Anderson Road 210		
(ADDRESS)	(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Toshio Miyagawa and Maiko Iwami, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Phyllis Lewis, a single person, 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 Unit No. 74 on the Plan of First Revision to Phase 2, Final Plat Watercrest Townhomes, a Horizontal Property Regime, of record in Plat Book 11190, page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Toshio Miyagawa and Maiko Iwami, both unmarried by deed from Jia-Ping Bai and wife, Xia-Min Man of record in Instrument No. 20070806-0093087 and 20070806-0093164, Register's Office for said County.

Subject to all matters as set forth per Plat Book 11190, Page 81, Register's Office of said County.

Sewer Easement as shown of record in Deed Book 11433, Page 449, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10788, Page 553 and Book 11158, page 931, Register's Office of said County.

Charter of Watercrest Homeowner's Association as shown of record in Book 10788, Page 546, Register's Office for said County.

Quitclaim deed to Watercrest Homeowner's Association for Common Area as shown of record in Instrument No. 20000222-0017014, Register's Office for 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 3405 Old Anderson Road 210, 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(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.

1/27/2009 — Toshio Miyagawa

1/27/2009 — Maiko Iwami

1/27/2009

STATE OF FLORIDA

COUNTY OF SEMINOLE

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Toshio Miyagawa the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expired:

Notary Public State of Florida
Claudia Miranda
My Commission DD458626
Expires 10/16/2009

Claudia de Miranda
Notary Public

1/27/09

STATE of FLORIDA

COUNTY of SEMINOLE

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Maiko Iwami the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27 day of January, 2009.

My Commission Expires:

Claudia de Miranda
Notary Public

Notary Public State of Florida
Claudia Miranda
My Commission DD458626
Expires 10/16/2009

File Number: 2501401169

~~RETURN TO~~:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Return to: