File No. 210090130

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/10 15:05 3 pgs
Fees:18.00 Taxes:616.05
20101028-0086472

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Mark A. Munson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2010.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Mark A. Munson	Primary Residential Mortgage, Inc.	MAP 173160A22600
(NAME) 3468 Chandler Cove Way	(NAME) 4750 West Wiley Post Way #200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Salt Lake City, UT 84116	
(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, **HIS, Eric T. Iwahiro and wife, Jina Iwahiro**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Mark A. Munson, a single man**, hereinafter called the grantee(s), 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 all of Lot No. 199, on the plan of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ERIC T. IWAHIRO AND WIFE, JINA IWAHIRO, AS TENANTS BY THE ENTIRETY by Deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, dated 02/13/2006 and filed for record on 02/17/2006 in Instrument No. 20060217-0019338, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Instrument No. 20050714-0081683, said Register's Office.

Restrictive Covenants of record in Instrument No. 20020514-0059176, as amended Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20050930-0117904, and Instrument No. 20090908-0084135, said Register's Office.

By-Laws of record in Instrument 200303030027389, and amended in Instrument No. 20090908-0084136, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20030303-0027388 and Instrument No. 20081230-0123265, Register's Office for said County.

Quitclaim Deed to The Homeowner's Association as shown of record in Instrument No. 20050930-0117905, said Register's Office.

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 3468 Chandler Cove Way, 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), THEIR 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), 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 hands this 22nd day of October, 2010.

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

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

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie Herrington, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Eric T. Iwahiro and wife, Jina Iwahiro, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 22nd day of October, 2010.

Commission expires: 6/5/12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

File Number: 210090130

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

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

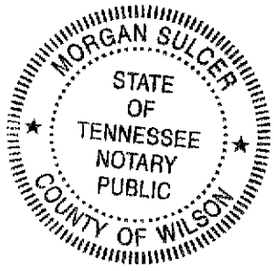
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: September 2, 2013