THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

G-RB-11-1001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

DeeAnn Scott
Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DeeAnn Scott	Regions Bank d/b/a Regions Mortgage	
431 Belle Valley Avenue	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35244	114-7-B-32.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW K. MIZUKAWA AND WIFE, JULIE MIZUKAWA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEEANN SCOTT , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 117, WESTCHASE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021203-0148525, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW K. MIZUKAWA AND WIFE, JULIE MIZUKAWA BY WARRANTY DEED FROM MEHJABEEN N. QURESHI AND MUHAMMAD QURESHI, RECORDED ON THE 25TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070625-0075385, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1001 Wellmoor Court, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans:T20110048276 DEEDWARR
Recvd: 08/08/11 10:28 2 pgs
Fees:13.00 Taxes:736.30
20110808-0060730

Witness my/our hand(s) this 1st day of August, 2011.

Matthew K. Mizukawa

Julie Mizukawa

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of August, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew K. Mizukawa and Julie Mizukawa and who acknowledged he/she/they executed the same as the free act and deed of the said Matthew K. Mizukawa and Julie Mizukawa.

Witness my hand and official seal, this the 1st day of August, 2011.

Notary Public

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-03-13

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903