PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50955
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jun Iwasaki 700 12th Avenue South Nashville, Tennessee 37212	SunTrust Mortgage Inc 1001 Semmes Avenue Richmond VA 23224

TAX MAP-PARCEL NUMBERS: 093130D10700CO

BILL GARRETT, Davidson County
Trans:T20110050591 DEEDWARR
Recvd: 08/17/11 11:56 2 pgs
Fees:13.00 Taxes:1295.00
20110817-0063523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean Seymore, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jun Iwasaki** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. R-1109, together with Parking Space No. 29, of Terrazzo, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed for record in Doc. No. 20081223-0122167, amended in Doc. No. 20090213-0012915, Doc. No. 20090316-0023301, Doc. No. 20090325-0026808 and Doc. No. 20090827-0080784, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's Appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sean Seymore by Warranty Deed from CJUF II terrazzo, LLC, a Delaware limited liability company, dated April 2, 2010 and recorded on April 7, 2010, of record in Doc. No. 20100407-0026133 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "B" to the Master Deed for record in Doc. No. 20081223-0122167, amended in Doc. No. 20090213-0012915, Doc. No. 20090316-0023301, Doc. No. 20090325-0026808 and Doc. No. 20090827-0080784, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20081223-0122167, amended in Doc. No. 20090213-0012915, Doc. No. 20090316-0023301, Doc. No. 20090325-0026808 and Doc. No. 20090827-0080784, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 700 12th Avenue South, Unit 1109, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2011.

Sean Seymore

State of TENNESSEE
County of DAVIDSON

On this 15th day of August, 2011 , before me the undersigned authority, personally appeared Sean Seymore , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2011

Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Wldoc: Deed Wty—12/92