WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaz Christopher Kikkawa and Kazutoshi Kikkawa	Kaz Christopher Kikkawa and Kazutoshi Kikkawa	104020W60100CO
(NAME) 117 30th Ave N, Unit 601	(NAME) 117 30th Ave N, Unit 601	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 4th day of November, 2011, by and between **BRIAN MAGARBAN AND JENNIFER WATERS, HUSBAND AND WIFE,** party of the first part, **KAZ CHRISTOPHER KIKKAWA, A MARRIED MAN, AND KAZUTOSHI KIKKAWA, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Davidson County DEEDWARR
Recvd: 11/14/11 14:14 5 pgs
Fees:28.00 Taxes:1248.75
20111114-0088793

See EXHIBIT A attached hereto and made a part hereof

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

BRIAN MAGARBAN

JENNIFER WATERS

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRIAN MAGARBAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of Sept, 2011.

Commission expires: MARCH 10, 2012

BARRY G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JENNIFER WATERS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of Sept, 2011.

Commission expires: MARCH 10, 2012

Notary Public

BARRY G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 601 along with Parking Spaces 17A and 23B, as shown on the plan of West End Lofts II Condominiums, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 200307010091161 and amended in Instrument 200501060002529, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Brian Magarban and Jennifer Waters by Deed from Linda S. Lee and husband, William G. Lee, dated 11/25/2008 and filed for record on 12/03/2008 in Instrument 200812030117295, Register's Office for Davidson County, Tennessee.

EXHIBIT B

All matters as set forth per Plat Book 161, Page 121, said Register's Office.

Master Deed and By-Laws filed for record in Instrument 200307010091161, said Register's Office. Said Masterdeed was amended of record in Instrument 200501060002529, said Register's Office.

Charter of record in Instrument 200412150149415, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

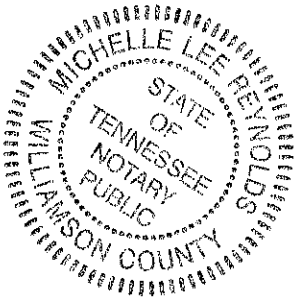
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, 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: June 14, 2015