WARRANTY DEED

Return to:
Stewart Title of Memphis, Inc.
7842 Farmington Blvd.
Germantown, TN 38138
(901) 755-1000
20117627

BILL GARRETT, Davidson County
Trans:T20120003112 DEEDWARR
Recvd: 01/13/12 09:58 2 pgs
Fees:13.00 Taxes:3644.50
20120113-0003618

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $985,000.00

Affiant

Subscribed and Sworn to before me, this 10th day of January, 2012.

Notary Public

My commission expires:

MARY ANN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES MARCH 20, 2013

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Nathan S. Kurita 4238 Lindawood Drive Nashville, TN 37215	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 37215	13101008900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James C. Adams and wife Jessica G. Adams,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Nathan S. Kurita and wife Stephanie Kurita**, 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 Lot No. 7 on the Plan of Lindawood, as of record in Book 2330, page 23, Register's Office for said County.

Said Lot No. 7 fronts 132.94 feet on the east side of Lindawood Drive and runs back between lines, 351.5 feet on the north line and 347.01 feet on the south line to a dead line in the rear on which it measures 132.7 feet.

Being the same property conveyed to James C. Adams and wife, Jessica G. Adams by deed from Henry Cho and wife, Amy Cho of record in Instrument No. 20091112-0104092, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2330, Page 23, said Register's Office.

Subject to restrictions of record in Book 2392, Page 139, said Register's Office.

This is (x) improved ( ) unimproved property known as 4238 Lindawood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 10th day of January, 2012.

James C. Adams by Samuel F. Anderson attorney in fact
James C. Adams
By Samuel F. Anderson, Attorney in Fact

Jessica G. Adams by Samuel F. Anderson attorney in fact
Jessica G. Adams
By Samuel F. Anderson, Attorney in Fact
By Power of Attorney of record in Instrument No. 20120113-0003617
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On, January 10, 2012, before me personally appeared Samuel F. Anderson, to me known to be the person who executed the foregoing instrument in behalf of James C. Adams and Jessica G. Adams and acknowledged that he executed same as the free act and deed of said James C. Adams and Jessica G. Adams for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2012.

My Commission Expires:
3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
NOTARY PUBLIC