G-23693-4
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120004691 DEEDWARR
Recvd: 01/20/12 09:03 2 pgs
Fees:13.00 Taxes:403.30
20120120-0005589

File No.: AV-11-9025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/16/15 (AFFIX SEAL)

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua M. Dutton Allison N. Alldredge	Fifth Third Mortgage Co.	182-6-A-385.00 CO
(NAME)	(NAME)	
9025 Ristau Drive	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Cincinnati, OH 45263	
(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, I/WE, **ROBERT S. HIRABAYASHI AND ANNMARIE H. HIRABAYASHI, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JOSHUA M. DUTTON, AN UNMARRIED MAN, AND ALLISON N. ALLDREDGE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 322, on the Final Plat for Cluster-Lot Subdivison of OLD HICKORY HILLS, PHASE THREE, SECTION TWO, as shown on plat of record in Instrument Number 20070516-0058484, 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 Robert S. Hirabayashi and Annmarie H. Hirabayashi, husband and wife, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated November 28, 2007, of record in Instrument Number 20071210-0142618, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 9025 Ristau Drive, Cane Ridge/Antioch, TN 37013
(House Number) (Street) (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 GRANTEES, 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 hand(s) this 4 day of ~~December, 2011.~~ JANUARY 2012

Robert S. Hirabayashi

Annmarie H. Hirabayashi

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. Hirabayashi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of ~~December, 2011.~~ JANUARY 2012

Notary Public
My Commission Expires:
(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Jesse Bryan Ojeda
Commission # DD809887
Expires: JULY 29, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annmarie H. Hirabayashi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of ~~December, 2011.~~ JANUARY 2012

Notary Public
My Commission Expires:
(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Jesse Bryan Ojeda
Commission # DD809887
Expires: JULY 29, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171