WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120070178 DEEDWARR
Recvd: 09/18/12 09:57 3 pgs
Fees:18.00 Taxes:1202.50
20120918-0084629

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2012

Notary Public

MY COMMISSION EXPIRES: 3/8/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sachiko Fujita	NEW OWNER	14510001500
(NAME)	(NAME)	
5837 Merrimac Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, we, **Connie Marie Meranda, Samantha Sisler, Connie Marie Meranda, Trustee of The Patrick Sisler Trust under the Last Will and Testament of Mary Louise Odom, and Connie Marie Meranda, Executrix of The Estate of Mary Louise Sutton Odom**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sachiko Fujita**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 56 on the plan of Tyne Valley Estates, Section 7, of record in Plat Book 3700, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2: Land in Davidson County, Tennessee, in the Seventh Civil District, within the City of Forrest Hills, and being more particularly described as follows:
Beginning at an iron pin in the easterly line of lot 56, and the northerly line of lot 57, Tyne Valley Estates, Section 7, as recorded in Plat Book 3700, page 9, R.O.D.C., said point being N 10° 06' E a distance of 109.8' from an iron pin in the R.O.W. of Merrimac Court cul-de-sac being the common corner of lot 56 and 57 as above referred to, thence; N 20° 44' W a distance of 355.0' to a concrete monument. Said line being the original easterly line of lot 56, Tyne Valley Estates, Section 7, recorded in Plat Book 3700, page 9, R.O.D.C. and the westerly line of lot 89, Laurel Ridge, Section 4, recorded in Plat Book 3500, page 71, R.O.D.C., thence; S 23° 43' 17" E a distance of 265.91' to an iron pin, thence; S 11° 55' 24" E a distance of 90.52' to the point of beginning and containing 2460.632 square feet as shown on the boundary survey of lot 56, Tyne Valley Estates, Section 7, recorded in Plat Book 3700, page 9, R.O.D.C. by Turner Engineering Company dated 7/2/79.

Being the same property conveyed to William C. Odom and wife, Mary Louise Odom by Deed from Tyne Valley Development Company, a partnership composed of Ervin M. Entrekin, John Coode Beasley and H & S Development Company Inc., dated 05/13/1968 and filed for record on 05/14/1968 in Book 4234, Page 884, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Book 4326, Page 970.

Being the same property conveyed to William C. Odom and wife, Mary Louise Sutton Odom by Deed from

Charles M. Broome, III and wife, Virginia O. Broome, dated 07/27/1979 and filed for record on 07/30/1979 in Book 5473, Page 190, Register's Office for Davidson County, Tennessee.

The said William C. Odom died on June 24, 1990, leaving Mary Louise Odom the sole surviving tenant by the entirety.

The said Mary Louise Odom died testate on 12/25/2011 devising subject property to Connie Marie Meranda and Melinda Louise Sisler as evidenced by the Last Will and Testament of Mary Louise Odom filed in Docket No 12P221, in the Probate Court Clerk's Office for Davidson County.

The said Melinda Louise Sisler has disclaimed her interest in the estate, therefore passing to her children, Samantha Sisler and Patrick Sisler in trust. Connie Marie Meranda appointed Trustee per Last Will and Testament.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 3500, Page 71, Plat Book 3700, Page 9, said Register's Office.

Property taxes for the year 2012 have been pro-rated between Grantor and Grantee. 2012 Property Taxes and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5837 Merrimac Court, Nashville, TN 37215
(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/or 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/or 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 our hands this 13 day of Sept, 2012

Connie Marie Meranda
Connie Marie Meranda

Samantha Sisler
Samantha Sisler

CONNIE MARIE MERANDA, TRUSTEE OF THE PATRICK SISLER TRUST UNDER THE LAST WILL AND TESTAMENT OF MARY LOUISE ODOM

Connie Marie Meranda Trustee
Connie Marie Meranda
Trustee

Connie Marie Meranda, Executrix of The Estate of Mary Louise Sutton Odom

Connie Marie Meranda Executrix
Connie Marie Meranda, Executrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Connie Marie Meranda, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 13 day of September, 2012.

Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Samantha Sisler, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 13 day of September, 2012.

Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Connie Marie Meranda, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of The Patrick Sisler Trust under the Last Will and Testament of Mary Louise Odom**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand this the 13 day of September, 2012.

Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Connie Marie Meranda, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Executrix of The Estate of Mary Louise Sutton Odom**, and is authorized by the Last Will and Testament of Mary Louise Odom to execute this instrument on its behalf.

Witness my hand this the 13 day of September, 2012.

Notary Public

My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064