BILL GARRETT, Davidson County
Trans:T20130001369 DEEDWARR
Recvd: 01/07/13 08:37 8 pgs
Fees:43.00 Taxes:999.00
20130107-0001578

Prepared by:
Nicole A. Williamson, Attorney at Law
1213 Willow Bend Drive
Clarksville, TN 37043

Return to:

Rudy Title & Escrow, LLC
POST RECORDING
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Sutin Thatphitakkul and wife, Maria Luisa A. Thatphithakkul, Trustees of the Sutin Thatphitakkul and wife, Maria Luisa A. Thatphithakkul Revocable Living Trust, dated January 30, 2006, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Matthew K. Mizukawa and wife, Julie H. Mizukawa, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT 70, KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, as shown on plat of record in Plat Book 4300, Page 54, 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 FIRST PARTY herein by deed of record in Instrument # 20090225-0016688, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Sutin Thatphitakkul and wife, Maria Luisa A. Thatphithakkul herein

สำเนาถูกต้อง

by deed of record in Record Book 4581, Page 50, Register's Office of Davidson County, Tennessee.

Map and Parcel 116-03-077.00.

Property known as 143 Kenner Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: 2012 year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 421, Page 100, Register's Office of Davidson County, Tennessee; applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat of record in Book 421, Page 100, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat of record in Book 4300, Page 50, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 9th day of December, 2012.

Sutin Thatphithakkul

Maria Louisa A. Thatphithakkul

สำเนาถูกต้อง

STATE OF Cha-am

COUNTY OF THAILAND

Personally appeared before me, the undersigned, Sutin Thatphithakkul and wife, Maria Louisa A. Thatphithakkul, Trustees of the Sutin Thatphithakkul and wife, Maria Luisa A. Thatphithakkul Revocable Living Trust, dated January 30, 2006 with whom I am personally acquainted or presented proper identification, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9TH. day of December, 2012.

My commission expires:
30 AUGUST, 2014

Notary Public

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $270,000.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2012.

My commission expires:
01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

NEW PROPERTY OWNERS:

Matthew and Julie Mizukawa
148 Conner Avenue
Nashville, TN 37205

PERSON(S) RESPONSIBLE FOR TAXES:

new owner

สำเนาถูกต้อง

เลขหมายใบอนุญาตให้เป็นทนายความ 1609/2533
เลขประจำตัวประชาชน 3-1009-03924-99-8



ชื่อ นางสาวบุญญรักษ์ แก้วแกมทอง
เกิด 31 กรกฎาคม 2501
ที่อยู่ 9 ถนนบุญศิริ
แขวงศาลเจ้าพ่อเสือ เขตพระนคร
กรุงเทพฯ 10200
โทร. 086-5161575

ลายมือชื่อ

(นายสัก กอแสงเรือง)
นายกสภาทนายความ

บัตรประจำตัวสมาชิกสภาทนายความ
ประเภท สองปี
ชื่อสำนักงาน ทนายความ โปร่ง ปรีชา
เลขที่ 9 ถนนบุญศิริ
แขวงศาลเจ้าพ่อเสือ เขตพระนคร
กรุงเทพฯ 10200 โทร.0-2224-2042

31 สิงหาคม 2553
วันออกบัตร

30 สิงหาคม 2555
บัตรหมดอายุ

(นายจะเด็ด สกุลพราหมณ์)
นายทะเบียนสภาทนายความ

สำเนาถูกต้อง

Top line: permit of notary
2nd line: 2 year permit
3rd line: agency name: Bong Pi Cha
4th line: street # 9, Boosrillit
5th line: Jao Paw Sua
6th line: Kead Pha Na Khon
7th line: Bangkok, 10200

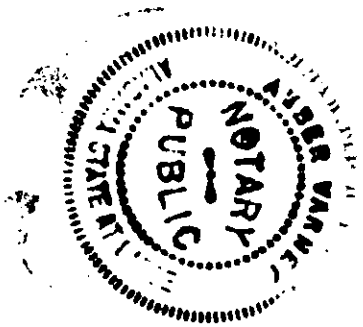
Left date: date of issue: 31 August 2012
Right date: date of expiration: 31 Aug. 2014

Left signature:Mr. Naijadet Sakoonpom

Right signature: Mr. Nailak Kohsanglung

Red stamp: "approved"

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS



เลขหมายใบอนุญาตให้เป็นทนายความ 1609/2533
เลขประจำตัวบัตรประชาชน 3-1009-03924-99-8

ชื่อ นางสาวบุญญรักษ์ แก้วแกมทอง



เกิดวันที่ 31 ก.ค. 2501

ที่อยู่ 9 ถนนบุญศิริ
แขวงคลองสามเสนใน เขตพระนคร
กรุงเทพฯ 10200
โทร. 086-5161575



ลายมือชื่อผู้ถือบัตร

บัตรประจำตัวสมาชิกสภาทนายความ
ประเภท สองปี

ชื่อสำนักงาน ทนายความ โปร่ง ปรีชา
เลขที่ 9 ถนนบุญศิริ
แขวงคลองสามเสนใน เขตพระนคร
กรุงเทพฯ 10200

วันที่ 31 ส.ค. 2555
วันออกบัตร

(นายจะเด็ด สกุลพราหมณ์)
นายทะเบียนสภาทนายความ

วันที่ 30 ส.ค. 2557
บัตรหมดอายุ

(นายสัก กอแสงเรือง)
นายกสภาทนายความ

สำเนาถูกต้อง

Top line: permit/license to practice law #1609/2533(since 1991)

2nd line: proof of Thai citizenship # 3-1009-03924-99-8

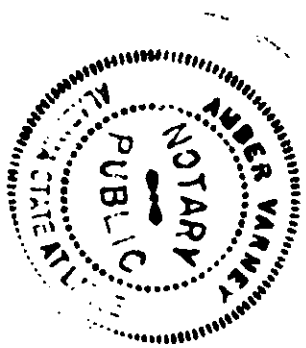
3rd line: name: Ms. Boonyarak Keawgamtong

4th line (next to scan chip): Date of birth: May 31, 1958

5th line: street: Jao Paw Sua
6th line: city/district: Kead Pha Na Khon
7th line: state/province: Bangkok
8th line: zip code: 10200
9th line: phone: 086-5161575

Under photo: signature

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS



CERTIFICATE OF TRANSLATION

I, Mara Conway, am competent to translate from Thai into English, and certify that the translation of the Notary Identification for the Warranty Deed from Sutin Thatphithakkul and wife, Maria Luisa A. Thatphithakkul, Trustees of the Sutin Thatphithakkul and wife, Maria Luisa A. Thatphithakkul Revocable Living Trust, dated January 30, 2006 to Matthew K. Mizukawa and wife, Julie H. Mizukawa is true and accurate to the best of my abilities.

Mara Conway

Mara Conway

19522 Hwy 134

(address of translator)

Enterprise, AL 36330

(city, state, zip of translator)

334-806-9941

(telephone number of translator)

STATE OF Alabama

COUNTY OF Coffee

Personally appeared before me, the undersigned, Mara Conway, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of December, 2012.

MAGGIE KELLY NOTARY PUBLIC ALABAMA STATE AT LARGE

My commission expires: 11/22/2014

Maggie Kelly

Notary Public