WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130011437 DEEDWARR
Recvd: 02/11/13 10:43 2 pgs
Fees:13.00 Taxes:1480.00

20130211-0013839

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R. HOETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Albert Pardi	NEW OWNER	07316006301
(NAME)	(NAME)	
2990 Mcgavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Kinji Tanaka , a married person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Albert Pardi , an unmarried man and Mark Bailey, an unmarried man, tenants in common with right of survivorship**, 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:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot "0" on the unrecorded map of Sunset View Subdivision, and a tract of land lying immediately northeast of said Lot, described together according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, February 4, 1964, as follows:

Beginning at an iron pin on the northeasterly margin of McGavock Pike 124.56 feet southeasterly from the southwest corner of Lot No. 1 on said Subdivision conveyed to City of Nashville, by deed from Andrew J. Moore, of record in Book 2594, page 58, Register's Office for said County; thence with the northeasterly margin of said Pike around a curve having a radius of 1659.65 feet in a southeasterly direction 202.04 feet to an iron pin; thence north 57 deg. 07' east 380.95 feet, more or less, to the Cumberland River; thence with the left bank of said River northwestwardly 205 feet, more or less; thence south 57 deg. 07' west 307.13 feet, more or less, to the beginning.

Being the same property conveyed to Kinji Tanaka, a married person by Deed from Mitchell P H Perry, a married person, dated 01/04/2002 and filed for record on 01/14/2002 in Instrument 200201140005472, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Warranty Deed of Flowage Easement of record in Book 2240, Page 613, said Register's Office.
Setback line revision of record in Book 2016, Page 1, said Register's Office.
Rerecorded setback line revision of record in Book 2240, Page 265, said Register's Office.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.
Title to any portion of said land lying in the bed or banks of Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Cumberland River, without diminution or pollution, and the consequence of any past or future change in the location of said Cumberland River.
Right-of-Way for McGavock Pike, as much as therein may lie.
County of Davidson taxes for the year 2013 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 2990 Mcgavock Pike, Nashville, TN 37214
(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 my hand this 5th day of February, 2013.

Kinji Tanaka

State of Tennessee
County of Williamson

Personally appeared before me Kinji Tanaka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of February, 2013.

Notary Public
My Commission Expires: 9/23/13

STATE OF TENNESSEE NOTARY PUBLIC DONALD A. BARRETT JR. WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027