THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050124**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00 Affiant Subscribed and sworn to before me, this 24th day of May, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130044471 DEEDWARR
Recvd: 05/29/13 09:11 2 pgs
Fees:13.00 Taxes:1554.00
20130529-0053816

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Terunaga Nakagawa and Jeanette Meng Nakagawa 2734 Sharondale Ct Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117030N00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JRJR, a Tennessee General Partnership composed of the Bacon Group, Inc., a Tennessee Corporation and FHL, L.L.C., a Tennessee Limited Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terunaga Nakagawa and Jeanette Meng Nakagawa, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2734, SHARONWOOD TOWNHOMES, according to the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development with Private Elements recorded at Instrument No. 20060516-0057032, in the Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed by Quitclaim Deed from Richard Bacon to JRJR, a Tennessee General Partnership composed of the Bacon Group, Inc., a Tennessee Corporation and FHL, L.L.C., a Tennessee Limited Partnership as recorded on the 6th day of August, 2004 in Instrument No. 20040806-0095045 and Warranty Deed from Carolyn Felkel, Executrix of the Estate of Lalla Walker, deceased to Richard Bacon as recorded on the 10th day of February, 2003 in Instrument No. 20030210-0018009, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARONDALE COURT SUBDIVISION, as recorded in Instrument No. 20040701-0078406.

Charter recorded at Instrument No. 20060426-0047595, amended at Instrument No. 20060516-0057033.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SHARONWOOD TOWNHOMES Condominium of record in Instrument No. 20060425-0047376, revised at Instrument No. 20060511-0055328, First Amended at Instrument No. 20060427-0048530, Second Amended at Instrument Nos. 20060511-0055327 and 20060516-0057032.

This is improved property located at 2734 Sharondale Ct Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2013.

Bacon Group, Inc., a Tennessee Corporation
by, Richard Bacon

FHL, L.L.C., a Tennessee Limited Partnership
by, Randall Hearon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall Hearon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of FHL, LLC, a Tennessee Limited Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24th day of May, 2013.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Bacon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is _____ of Bacon Group, Inc., a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24th day of May, 2013.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public

My Commission Expires: _____