Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy E. Schindler, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John H. Mizukawa II and Marcy K. Mizukawa, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being Unit No. 178, of Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, created Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 5282, Page 972, and as amended of record in Book 5673, Page 622, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the Plat of Royal Oaks Apartment, a Condominium, of record in Book 5200, Page 45, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Amy E. Schindler, unmarried, by deed from Andrew D. Schaeffer , unmarried, dated March 18, 2010, of record as Instrument No. 20100330-0023722 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike, #178, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of June, 2013.

X _____
Amy E. Schindler

BILL GARRETT, Davidson County
Trans:T20130054803 DEEDWARR
Recvd: 06/28/13 08:29 2 pgs
Fees:13.00 Taxes:767.75
20130628-0066420

State of Tennessee)
County of Davidson)

On this 20th day of June, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amy E. Schindler, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 207,500.00.

X Amy E Schindler
Affiant

Sworn and subscribed before me on this the 20th day of June, 2013.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John Mizukawa 4505 Harding Pike, #178 Nashville, TN 37205	Raymond James Bank N.A. P.O. Box 11628 St. Petersburg, FL 33733	116-3-B-178