WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058775 DEEDWARR
Recvd: 07/10/13 14:23 2 pgs
Fees:13.00 Taxes:625.30

20130710-0071397

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: JAN 04 2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Giles Major	Southern Bank of TN	084-14-0-143.00
(NAME)	(NAME)	
114 Dellrose Drive	1499 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Juliet TN. 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Herbert H. Kajihara and wife, Emily Lane Kajihara,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Giles Major, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 8 on the Map of Section Two, Donelson Meadows, as of record in Book 2133, pages 100 and 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Keith Basham and wife, Emily Lane Basham, by Warranty Deed from John M. Aldridge and wife, Joyce Spivey Aldridge, dated July 31, 2001, of record in Instrument No. 20010803-0083021, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Emily Lane Basham by Quitclaim Deed from Brian K. Basham, dated December 26, 2002, of record in Instrument No. 20030903-0127215, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Herbert H. Kajihara and wife, Emily Lane Kajihara, by Quitclaim Deed from Emily Lane Basham, now known as Emily Lane Kajihara, dated December 7, 2011, of record in Instrument No. 20111208-0095933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2133, pages 100-101; easement for sanitary sewers and/or storm drainage of record in Book 4921, page 124; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 114 Dellrose Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 8th day of July, 2013.

Herbert H. Kajihara

Emily Lane Kajihara

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Herbert H. Kajihara and Emily Lane Kajihara, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of July, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014