WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Expires 01-24-2017

R-RP-14-143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walker Hale and Jennifer Hale	JP Morgan Chase Bank NA	
(NAME)	(NAME)	**116-3-77.00**
143 Kenner Avenue	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbus OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MATTHEW K. MIZUKAWA AND JULIE H. MIZUKAWA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WALKER HALE AND JENNIFER HALE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT NO. 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 Matthew K. Mizukawa and wife, Julie H. Mizukawa, as tenants by the entirety by Warranty Deed from 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, recorded on the 7th day of January, 2013 in Instrument No. 20130107-0001578, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- 2014 Property Taxes, which have been prorated and assumed by Grantee(s) herein
- Plat Book 421, Page(s) 100 and Plat Book 4300, Page 54.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **143 Kenner Avenue, Nashville, Tennessee 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(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20140019021 DEEDWARR
Recvd: 03/21/14 11:24 2 pgs
Fees:13.00 Taxes:1535.50
20140321-0023412

Witness my/our hand(s) this the 7th DAY OF MARCH, 2014.

Matthew K. Mizukawa by Marcy Mizukawa as Attorney In Fact

Matthew K. Mizukawa by Marcy Mizukawa
as Attorney In Fact

Julie H. Mizukawa by Marcy Mizukawa as attorney in fact

Julie H. Mizukawa by Marcy Mizukawa
as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcy Mizukawa, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW K. MIZUKAWA AND JULIE H. MIZUKAWA, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW K. MIZUKAWA AND JULIE H. MIZUKAWA.

Witness my hand and official seal, this the 7th of March, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY