WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $59,000.00.

Affiant

Subscribed and sworn to me on March 26, 2014.

NOTARY PUBLIC

commission exp: 9-24-16

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27368SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lisa George Hughes 3449 Colebrook Drive Thompsons Station, TN 37179	SAME AS NEW OWNER	119-14-0A-056.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Go Fujita, unmarried and Shiro Fujita, married, as tenants in common with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Lisa George Hughes, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE FOR THE GRANTORS HEREIN.

Land in Davidson County, Tennessee, being Unit No. 55, as shown on the Site Plan of Kingswood Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5552, page 732, as amended in Book 6058, page 320, 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 Kingswood Condominiums, as of record in Book 4955, page 25, as amended in Book 5200, page 520, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Go Fujita, unmarried and Shiro Fujita, married, as tenants in common with right of survivorship, by Warranty Deed from Concepcion Lievano and Husband Gilberto Lievano, of record as Instrument No. 20070713-0083512, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

Davidson County DEEDWARR
Recvd: 03/28/14 14:28 4 pgs
Fees:23.00 Taxes:218.30
20140328-0025873

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Plat Book 5200, page 520, as amended by Surveyor's Certificate of Correction in Book 5565, page 424, Register's Office for Davidson County, Tennessee.
3. Easements for sanitary sewer and/or storm drainage of record in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977 and Book 4260, page 332, Register's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingswood Condominiums of record in Book 5552, page 732 amended in Book 6-058, page 320, Register's Office for Davidson County, Tennessee.
5. Easement conveyed to BellSouth Telecommunications, of record in Book 11362, page 523, Register's Office for Davidson County, Tennessee.
6. Charter of the Kingswood Homeowners' Association of record in Book 6092, page 579, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2929 Selena Dr., Unit D-55, Nashville, TN 37211.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on March 26, 2014.

Go fujita by Terri Rutherford his attorney in fact
Go Fujita
By: Terri Rutherford, Attorney In Fact

Shiro fujita by Terri Rutherford his attorney-in-fact
Shiro Fujita
By: Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

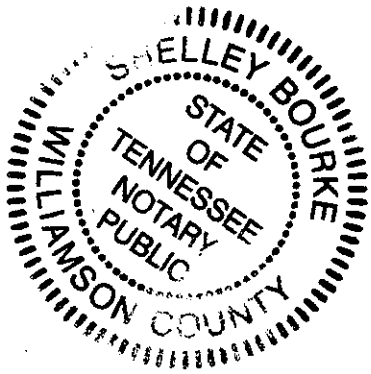
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Go Fujita and Shiro Fujita, as their Attorney in Fact, as the free act and deed of the within named Go Fujita and Shiro Fujita.

Witness my hand and official seal this 26 day of March 2014.

Shelley Bourke
NOTARY PUBLIC

My Commission Expires:

May 17, 2015



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

