WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$899,000.00**

Kenneth R. Buell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~7/6/2015~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Fleda Kikkawa Kaz Kikkawa	NEW OWNER	10416037900
(NAME)	(NAME)	
1516 Elmwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Kenneth R. Buell and wife, Lorraine Buell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Fleda Kikkawa and Kaz Kikkawa, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land in Davidson County, Tennessee, being the westerly 57 feet front and 148.9 feet rear of Lot No. 73, on the plan of Belmont Land Co.'s Plan of record in Book 421, Page 34, Register's Office for said County, and described as follows:

Beginning at the southwest corner of said lot at the intersection of Elmwood Avenue and an alley; thence easterly along the northerly margin of Elmwood Avenue 57 feet to a point 10 feet west of the common corner of Lots Nos. 72 and 73; thence northerly parallel with the line between said two lots 188 feet to the southerly margin of an alley; thence westerly with the southerly margin of said alley, 148.9 feet to the northwest corner of Lot No. 73 at the intersection of another alley; thence southeasterly, along the easterly line of the last mentioned alley, 211.8 feet to the point of beginning.

Being the same property conveyed to Kenneth Buell by Warranty Deed dated 02/16/2006 from Noble Properties, Inc. of record in Instrument No. 200603070026534 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Lorraine Buell, wife of the said Kenneth R. Buell, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

unimproved ☐

This is improved ☒ property, known as **1516 Elmwood Avenue, Nashville, TN 37212**

(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.

BILL GARRETT, Davidson County
Trans:T20140043719 DEEDWARR
Recvd: 06/20/14 08:08 2 pgs
Fees:13.00 Taxes:3326.30
20140620-0053878

Witness my hand this 19th day of June, 2014.

Kenneth R. Buell

Lorraine Buell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Buell and Lorraine Buell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19TH DAY OF JUNE, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public