ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Keiza Suzuki and Carol Suzuki 941 Coarsey Drive Nashville, TN 37217	New Owners	Map 107-12-0-A Parcel 41.00 co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		14789 Box 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Four Maples Homeowner's Association, a Tennessee nonprofit corporation (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Keiza Suzuki, a single person and Carol Suzuki, a single person (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 941, FOUR MAPLES CONDOMINIUM, as established under Master Deed of record in Book 5657, Page 438 as corrected in Book 5660, Page 185 and amended in Book 9263, Page 512 and as shown on Plat Book 5200, Page 283, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Stephanos Stroop to Four Maples Homeowners' Association, a Tennessee nonprofit corporation as recorded on the 8th day of January, 2014 in Instrument No. 20140108-0002021; Quit Claim Deed from The Bank of New York Mellon, fka The Bank of New York, as Trustee For The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-02, Mortgage Pass-Through Certificates, Series 2005-02 to Stephanos Stroop as recorded on the 17th day of October, 2013 in Instrument No. 20131017-0108539; Substitute Trustee's Deed from Rubin Lublin TN, PLLC F/K/A Rubin Lublin Suarez Serrano TN, LLC, Substitute Trustee to The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-02, Mortgage Pass-Through Certificates, Series 2005-02 as recorded on the 14th day of May, 2013 in Instrument No. 20130514-0048304; Quitclaim Deed from American Homes Realty, Inc. to Ralph Stevens and wife, Irene Stevens as recorded on the 1st day of April, 1998 in Deed Book 10864, Page 760, corrected at Instrument No. 20120504-0038773 and Warranty Deed from Steven Craig Mills and wife, Carla H. Mills to American Homes Realty, Inc. as recorded on the 1st day of April, 1998 in Deed Book 10864, Page 757, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 941 Coarsey Drive, Nashville, Tennessee 37217.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Plat of record in Plat Book 5200, Page 282.
3. Master Deed of record in Book 5657, Page 438, as amended in Book 3660, Page 183, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140060294 DEEDWARR
Recvd: 08/15/14 13:43 2 pgs
Fees:13.00 Taxes:120.25
20140815-0074097

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $32,500.00
(
(
(Subscribed and sworn to before me
(this 12th day of August 2014
(
(
(
(My Commission Expires: May 8, 2017

x Carol Sugulli
Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of August, 2014.

Four Maples Homeowner's Association, a Tennessee nonprofit corporation

By: Paula Roberts
Paula Roberts, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Paula Roberts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Four Maples Homeowner's Association, a Tennessee nonprofit corporation, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 12th day of August, 2014.

My Commission Expires: My Comm. Expires May 8, 2017

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON