BILL GARRETT, Davidson County
Trans:T20140074022 DEEDWARR
Recvd: 10/01/14 16:02 2 pgs
Fees:13.00 Taxes:1628.00
20141001-0090809

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 24th day of September, 2014. Notary Public My commission expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brett Hesselrode Michele Hesselrode	New owner	
2029 Kingsbury Lane		14415001800
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MASAKO INAGAMI AND TADASHI INAGAMI, TRUSTEES OF THE MASAKO INAGAMI LIVING TRUST DATED APRIL 19, 2010**, OF HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT HESSELRODE AND MICHELE HESSELRODE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hillsboro Park, Section II of record in Plat Book 2331, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tadashi Inagami and wife, Masako Inagami by deed from Torrey C. Battle of record in Book 4720, page 883, Register's Office for Davidson County, Tennessee, dated June 20, 1973 and recorded on June 21, 1973.

Being the same property conveyed to Tadashi Inagami and Masako Inagami Revocable Living Trust by deed from Tadashi Inagami and wife, Masako Inagami of record in Instrument No. 2011002-0106832 Register's Office for Davidson County, Tennessee, dated August 27, 2001 and recorded on October 2, 2001.

Being the same property conveyed to masako Inagami and Tadashi Inagami, Trustees of the Masako Inagami Living Trust dated April 19, 2010 by deed from Masako Inagami & Tadashi Inagami, Trustees of the Tadashi Inagami and Masako Inagami Revocable Living Trust dated May 24, 2000 of record in Instrument No. 20100924-0075988 Register's Office for Davidson County, Tennessee, dated September 21, 2010 and recorded on September 24, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2029 Kingsbury Lane, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of September, 2014.

Masako Inagami and Tadashi Inagami, trustees of the Masako Inagami Living Trust dated April 19, 2010

Masako Inagami, Trustee

Tadashi Inagami, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named *Masako Inagami and Tadashi Inagami, trustees, of the Masako Inagami Living Trust dated April 19, 2014*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she/they are the Trustee(s) of The Masako Inagami Living Trust dated April 19, 2014, and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 24th day of September, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017