WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052381 DEEDWARR
Recvd: 06/30/15 10:34 2 pgs
Fees:13.00 Taxes:532.80
20150630-0062862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elise M. Stawarz	Bank of America, N.A.	
(NAME)	(NAME)	
2020 Beech Avenue, Unit B16	4500 Amon Carter Blvd.	105-10A 211 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Ft. Worth, TX 76155	
(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, I, **KAYO TAKUMYO, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISE M. STAWARZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. B-16, on the Plan of Beechtree Condominiums, as established by Master Deed for Beechtree Condominiums, of record in Book 11174, page 284, as amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, of record in Book 11174, page 328, 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 Plan of Beechtree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11560, page 193, said Register's Office for a more complete description.

Being the same property conveyed to Kayo Takumyo by deed from Jack P. Harris, Unmarried, of record in 20070206-0015555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) all Bylaws appearing in Book 11174, page 284; and Book 11680, page 193, said Register's Office.

unimproved
This is improved x property, known as 2020 Beech Avenue, Unit B16, Nashville, TN 37204
(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.

Witness my hand this 25 day of June, 2015.

Kayo Takumyo, by [illegible], attorney in fact

KAYO TAKUMYO

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25 day of June, 2015, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Kayo Takumyo and acknowledged that he executed the same as the free act and deed of Kayo Takumyo.

Witness my hand and official seal at Nashville, Tennessee this 25 day of June, 2015.

Commission expires:
6-19-16

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Rachel Odom

Notary Public