THIS INSTRUMENT PREPARED BY: **Mudter & Patterson,** **an Association of Attorneys** **3811 Bedford Avenue, Ste. 205** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2015. Notary Public My Commission Expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s): New Dawn Property Solutions, LLC 2220 Higgins Lane Murfreesboro, TN 37130	Send Tax Bills to New Owner	Tax Information: Map: 127-00-0 Parcel: 205.00 FB: 09D-06967

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RICHARD TUCKER**, a married person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NEW DAWN PROPERTY SOLUTIONS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7801 Steeplechase Lane, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Ikuko Yamamoto hereby joins in this instrument as the wife of Grantor for the purpose of conveying any and all interest that she may have in the subject real property, marital or otherwise.

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

Davidson County DEEDWARR
Recvd: 08/03/15 08:16 3 pgs
Fees:18.00 Taxes:795.50
20150803-0076062

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July 2015.

RICHARD TUCKER

IKUKO YAMAMOTO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Tucker and wife, Ikuko Yamamoto, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2015.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 4, 2018

Exhibit "A"

Being Lot No. 13 on the Plan of Saddle Ridge, Section Two, as of record in Plat Book 5200, page 366 and 367, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Tucker and wife, Ikuko Yamamoto, by deed from Paul C. Jermain, unmarried, of record as Instrument No. 20000926-0095278, Register's Office for Davidson County, Tennessee. The said Richard Tucker and wife, Ikuko Yamamoto having since conveyed their interest in the subject property to Ikuko Yamamoto, married, by quitclaim deed dated January 30, 2003, of record as Instrument No. 20030205-0015843, Register's Office for Davidson County, Tennessee. The said Ikuko Yamamoto having since conveyed her interest in the subject property to Richard Tucker by quitclaim deed dated July 27, 2015, of record as Instrument No. 20150803-0076061, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17