#10285

# WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Renee Ho. Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John K. Morioka, Trustee of the John K. Morioka Living Trust dated April 18, 1995 | new owner | 15005000300 |
| (NAME) | (NAME) | |
| 3721 Pelu Place | | |
| (ADDRESS) | (ADDRESS) | |
| Honolulu, Hawaii, 96816 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Janet Ola and husband, and Solomon Ola,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John K. Morioka, Trustee of the John K. Morioka Living Trust dated April 18, 1995,** 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Forest View Park Section One of record in Plat Book 3700, Pages 109 and 110, Register's Office for said County, Tennessee to which reference is hereby made for a more complete description.
Being the same property conveyed to Janet Ola and husband, Solomon Ola, by deed of record in Instrument No. 20030821-0121496 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The property described herein is being conveyed by Grantor directly to Grantee in connection with an exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, pursuant to the unrecorded Exchange Agreement dated as of August 10, 2015, by and between Grantee and T. G. Exchange Inc., a Hawaii corporation.

unimproved ☐

This is improved ☑ property, known as 2967 Anderson Rd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160001079 DEEDWARR
Recvd: 01/06/16 10:06 2 pgs
Fees:13.00 Taxes:473.60
20160106-0001165

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/our hands this 30th day of December, 2015.

Janet Ola

Solomon Ola

State of Tennessee
County of Williamson

Personally appeared before me Janet Ola and Solomon Ola, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2015.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 10285