#10287

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

L&L# 999-461B

ADDRESS NEW OWNER:
John K. Morioka
3721 Pelu Place
Honolulu, HI 96816

MORTGAGEE:
N/A

BILL GARRETT, Davidson County
Trans:T20160007037 DEEDWARR
Recvd: 01/27/16 09:57 2 pgs
Fees:13.00 Taxes:610.13
20160127-0007754

SEND TAX BILL TO:
OWNER
3721 Pelu Place
Honolulu, HI 96816

MAP **075.04**
GROUP
PARCEL **0188.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe Rob Berman and wife, Marlene Berman** 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 GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 461 of the Tulip Grove Subdivision, Section 7, of record in Plat Book 4300, page 186, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joe Rob Berman and wife, Marlene Berman by deed from Daniel G. Dillon dated April 30, 2004, of record in instrument no. 20040511-0054150, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as 500 Trenton Court, Hermitage, Tennessee 37076. Possession is to be given on January 19, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19th day of January, 2016.

Joe Rob Berman

Marlene Berman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joe Rob Berman and wife, Marlene Berman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of January, 2016.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $164,900.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of January, 2016.

NOTARY PUBLIC

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

My Commission Expires: