File Box 8

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2686365

Return to:

WILKINS AND IVEY ATTORNEYS
104 WOODMONT BLVD., STE 100
NASHVILLE, TN 27205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 436,000

Affiant

Subscribed and sworn to me, this the 12 day of MAY, 2016.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Property Address:	Property owner and mail tax bills to:	Parcel ID:
778 Rodney Drive NASHVILLE, TN 37205	GUARANTY TRUST COMPANY 316 ROBERT ROSE DRIVE MURFREESBORO, TN 37129	Map 115-13-0 Parcel 042.00

THIS INDENTURE is made effective the 12 day of MAY, 20 16 **Caleb F. Hull and wife, Rae Hull**, First Parties, for the purpose of conveying the premises described herein to YOSHIYA MOTOHASHI AND SHANNON R. MOTOHASHI*, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand. *HUSBAND AND WIFE

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Being Lot Number 190 on the plan of Section Eight West Meade Hills, of record in Plat Book 3600, Page 61, Register's Office for Davidson County, Tennessee, by which reference is hereby made for a more complete description.

Being the same property conveyed to Caleb F. Hull, unmarried, by Warranty Deed, from Fred Ingram and wife Pamela T. Fishel-Ingram, dated February 10, 2005, of record in Instrument No. 20050222-0018962, in the Register's Office for Davidson County, Tennessee.

Rae Hull, wife of Caleb F. Hull, First Party, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which she may have in and to the above described property by virtue of her marriage to the said Caleb F. Hull, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation the Plan of record in Book 3600, Page 61, which shows an Owner's Certificate, certain notes, easements and setback lines; and Restrictive Covenants of record in Book 3789, Page 119, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year _____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

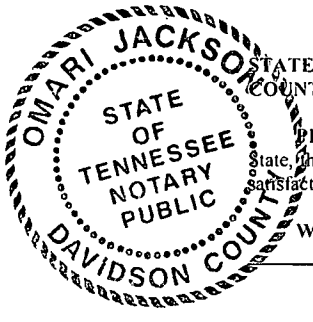
[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160041307 DEEDWARR
Recvd: 05/17/16 14:03 2 pgs
Fees:13.00 Taxes:1613.20
20160517-0049238

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Caleb F. Hull

Rae Hull



STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Caleb F. Hull**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 31st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 08-20-2019

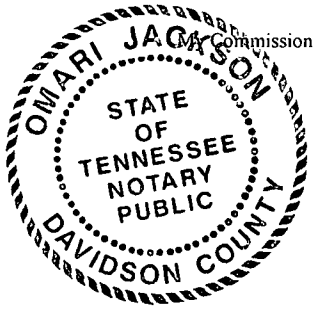
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NOTARY PUBLIC

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This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.