Davidson County	DEEDWARR
Recvd: 07/18/16 09:18	2 pgs
Fees:13.00 Taxes:629.00	
20160718-0073272	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,000.00~~ $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/24/19

(AFFIX SEAL)

DOLORES E. STALCUP — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF SUMNER — My Comm. Expires April 24, 2019

163501

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kay W. Rowland	Access National Mtg.	128-13-CA-413.0000
(NAME)	(NAME)	
413 Westfield Drive	1800 Robert Fulton Dr Ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eiichi Ii and wife, Izumi Ii**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kay W. Rowland**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* Single Woman

Land in Davidson County, Tennessee, being Unit No. 413, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums), a horizontal property regime established by a Master Deed and By-Laws, of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Not No. 1 on the Plan of The Hamlet, of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eiichi Ii and wife, Izumi Ii by Warranty Deed from Carter Hassebroek and Katherine Hassebroek, husband and wife, dated January 26, 2006, recorded in Instrument No. 200602010012575, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 6250, Page 748; (2) Master Deed of record in Book 6678, Page 771, amended of record in Book 6736, Page 110, amended of record in Book 6801, Page 962, amended of record in Book 6831, Page 982, amended of record in Book 7271, Page 256; (3) Easement of record in Book 6250, Page 590; (4) Easement of record in Book 6250, Page 748; (5) Easement of record in Book 6831, Page 982; (6) Articles of Amendment to the Charter of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 413 Westfield Drive, Nashville, TN 37221
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 30th day of June, 2016.

Eiichi Ii

Izumi Ii

State of Tennessee
County of Williamson

Personally appeared before me Eiichi Ii and Izumi Ii, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public Jill Swicegood
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-24-2018