(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102637 DEEDWARR
Recvd: 11/21/16 09:59 2 pgs
Fees:13.00 Taxes:1276.50
20161121-0122408

CHRISTI M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Diedra P. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-18-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Courtney E. Ledford	Bank of America	171 03 0A 202.00
(NAME)	(NAME)	
1505 Daphne Pl.	P.O. Box 961291	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Yoshihiko Fukai, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Courtney E. Ledford, an unmarried person**, 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. 13, on the Plan of Fredericksburg, Section Seven, as of record in Plat Book 9700, Page 405, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yoshihiko Fukai, unmarried by Warranty Deed from Pulte Homes, Tennessee Limited Partnership dated October 1, 1998 and recorded October 28, 1998 in Book 11174, Page 626, in said Register's Office for Davidson County, Tennessee.

Kayo Fukai, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1505 Daphne Pl., Brentwood, TN 37027

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, has 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 our hands this the 15th day of November, 2016

Yoshihiko Fukai

Kayo Fukai

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

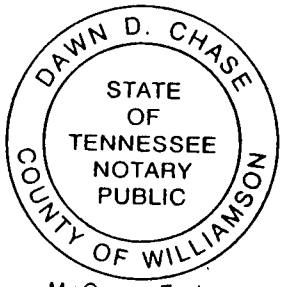
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Yoshihiko Fukai and Kayo Fukai, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)



My Comm. Expires
March 6, 2018

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