PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

SRN17-3016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 05-03-20
(AFFIX SEAL)

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Kensuke Nakamura	New Owner (NAME)	
3016 Indiana Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37209-3809 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	092-09-0-091.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSICA HANSON AND MICHAEL E. HESTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENSUKE NAKAMURA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 20 on the Plan of G.E. Jackson's Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 39 feet on the northerly side of Indiana Avenue, formerly Locust Street, and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Jessica Hanson and Michael E. Hester by Special Warranty Deed from Household Financial Center, Inc., of record in Instrument No. 20081121-0114560, Register's Office for Davidson County, Tennessee, dated November 10, 2008 and recorded on November 21, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3016 Indiana Ave. , Nashville, Tennessee 37209-3809
(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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20170028690 DEEDWARR
Recvd: 04/05/17 10:34 2 pgs
Fees:13.00 Taxes:693.75
20170405-0033290

Witness my/our hand(s) this 3 day of April, 2017.

Jessica Hanson

Jessica Hanson

Michael E. Hester

STATE OF California
COUNTY OF San Diego

On this the 03 day of April, 2017, before me personally appeared Jessica Hanson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 03 day of April, 2017.

Notary Public

My Commission Expires: Jan 20, 2021

(SEAL)

ARCELIA SUAREZ
Notary Public - California
San Diego County
Commission # 2180381
My Comm. Expires Jan 20, 2021

STATE OF California
COUNTY OF San Diego

On this the 03 day of April, 2017, before me personally appeared Michael E. Hester to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 03 day of April, 2017.

Notary Public

My Commission Expires: 12/11/2020

(SEAL)

ELBERT KWHANGJIN KIM
COMM. # 2175251
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
December 11, 2020

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959