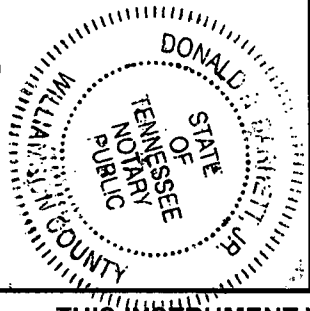
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37932



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
USA TN Fudosan, LLC	NEW OWNER	093 06 0A 246.00
(NAME)	(NAME)	
5107 Maryland Way, Ste. 100		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170046999 DEEDWARR
Recvd: 06/02/17 13:51 3 pgs
Fees:18.00 Taxes:2349.50
20170602-0055265

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, I, **Makoto Fujiwara, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **USA TN Fudosan, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1610, of the Horizontal Property Regime of ENCORE, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Makoto Fujiwara and wife, Naomi Fujiwara by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated 12/10/2008, recorded 12/12/2008 of record in Instrument No. 20081212-0119600, in the Register's Office for Davidson County, Tennessee. Said property was further conveyed to Makoto Fujiwara by Quitclaim Deed from Naomi Fujiwara of record instrument No. 20170602-0055264 said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the boundary plat of record in Instrument No. 20060411-0041760, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20080225-0018425,

First Amendment of record in Instrument No. 20111104-0086473, Second Amendment of record in Instrument No. 20111215-0097929, Attorney's Certificate of record in Instrument No. 20080225-0018426, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20080225-0018429, First Amendment of record in Instrument No. 20151203-0122000, Second Amendment of record in Instrument No. 20170324-0029048, Attorney's Certificate of record in Instrument No. 20080225-0018430 in the Register's Office for Davidson County, Tennessee.
Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Instrument No. 20060607-0067537, Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
Ordinance No. 097-755 of record in Book 10512, Page 464, in the Register's Office for Davidson County, Tennessee.
Ordinance No. 097-754 of record in Book 10512, Page 477, in the Register's Office for Davidson County, Tennessee.
Ordinance No. BL 2005-875 of record in Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
Facade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan
Rutledge Hill Redevelopment Plan of record in Book 7631, Page 606, in the Register's Office for Davidson County, Tennessee.
Charter of Encore Residential Condominium Association Inc., of record in Instrument No. 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
Charter of Encore Master Condominium Association, Inc., of record in Instrument No. 20080225-0018424, 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 301 Demonbreun Street, #1610, Nashville, TN 37201

(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 my hand this 31st day of May, 2017.

Makoto Fujiwara

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 31st day of May, 2017.

_____
Notary Public
My Commission Expires: 8/27/19

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

