BILL GARRETT, Davidson County
Trans:T20170048714 DEEDWARR
Recvd: 06/08/17 08:43 2 pgs
Fees:13.00 Taxes:1387.50
20170608-0057304

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this the 6th day of June, 2017.

Notary Public

My commission expires: 4-28-19
(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Eric Jones and Sheila McMorrow Jones	**NEW OWNER**	**104-15-0-020.00**
P.O. Box 121731		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **EDWARD MASUOKA, A MARRIED MAN** *
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Robert Eric Jones and Sheila McMorrow Jones, husband and wife
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 32 on the Map of Belair, of record in Plat Book 332, page 6, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Natchez Trace, formerly 28th Ave. South, 115 feet north of the north margin of Westwood Avenue; thence westerly parallel to the north margin of Westwood Avenue 150 feet to a point; thence northerly parallel to the west margin of Natchez Trace, 50 feet to an iron pin; thence easterly parallel to the north margin of Westwood Avenue, 87 feet to a stake; thence south one foot to a stake thence easterly 36 feet to a stake; thence northerly one foot to a stake; thence easterly parallel to the north margin of Westwood Avenue, 27 feet to an iron pin in the west margin of Natchez Trace; thence with the margin of the same southerly 50 feet to the beginning.

*Edward Masuoka, hereby certifies that his spouse has never lived in the property being herein conveyed as her primary residence or otherwise.

Being the same property conveyed to JITSUICHI MASUOKA AND EDNA COOPER MASUOKA, by deed from JOHN C. ALLEN AND WIFE, ALICE E. ALLEN, of record in Book 2245, Page 313, dated January 15, 1954, said Register's Office.

EDNA COOPER MASUOKA having since died leaving JITSUICHI MASUOKA as surviving tenant by the entirety. JITSUICHI MASUOKA having since died testate on or about August 31, 2004. Pursuant to the Last Will and Testament of JITSUICHI MASUOKA in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P231, subject property was devised to EDWARD JAY MASUOKA, ROBERT ALTON MASUOKA AND HOWARD C. MASUOKA. See also Instrument No. 20160304-002089 and Instrument No. 20160304-0020808, said Register's s Office. ROBERT ALTON MASUOKA having since died intestate on or about November 6, 2015, subject property went to EDWARD JAY MASUOKA AND HOWARD C. MASUOKA. See also Affidavit of Inheritance in Instrument No. 20160527-0053985, dated May 20, 2016.

Further being the same property conveyed to EDWARD MASUOKA , by quitclaim deed from HOWARD MASUOKA, of record in Instrument No. 20160916-0097759, dated September 7, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2609 Natchez Trace, Nashville, TN 37212.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this sixth day of June, 2017.

Edward Masuoka

EDWARD MASUOKA

State of Maryland)

County of Prince Georges

On this 6th day of June, 2017, before me personally appeared, **EDWARD MASUOKA,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: April 20 2021 Patricia Gaye Cade

Notary Public

PATRICIA GAYE CADE NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MD MY COMMISSION EXPIRES APRIL 20, 2021

PATRICIA GAYE CADE NOTARY PUBLIC PRINCE GEORGE'S CO. MD