WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALLENT

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
B and B Management Services, LLC	B and B Management Services, LLC	092150a40400co
(NAME)	(NAME)	
2000 Mallory Lane, Ste 130 # 156	2000 Mallory Lane, Ste 130 # 156	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067-8231	Franklin, TN 37067-8231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 27328 **DEEDWARR**
11/17/2017 10:53:34 AM 2 pgs
Fees: $13.00 Taxes: $688.20

20171117-0118242

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Katsuhiko Watanabe, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B and B Managment Services, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 404 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, Register's Office for Davidson County, Tennessee, and modified in Book 7232, Page 259, said Register's Office, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to Katsuhiko Watanabe from GIR Investments, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey by Warranty Deed dated August 13, 1986 of record in Book 6949, Page 841, Register's Office for Davidson County, Tennessee and by Deed of Correction of record in Book 7326, Page 698, said Register's Office.

******This is NOT the principal residence of the Grantor named herein******

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN BOOK 21, PAGE 141; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY; SUBJECT TO MASTER DEED OF ELLISTON PLACE QUARTERS OF RECORD IN BOOK 6657, PAGE 72 AND MODIFIED IN BOOK 7232, PAGE 259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 2325 Elliston Place, #404, Nashville, TN 37203
(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, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 hand this 16th day of November, 2017.

Katsuhiko Watanabe

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of November, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katsuhiko Watanabe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115