Bill Garrett Davidson County
Batch# 40649 DEEDWARR
12/21/2017 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20171221-0130347

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Affiant

Subscribed and sworn to before me, this 19 day of December 2017.

Notary Public

My commission expires:

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Jun Iwasaki 1809A 7th Avenue North Nashville TN 37208	New Owner	081-08-2N 001.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Francee Cote, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jun Iwasaki, an unmarried man hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A of the 1809 Cottages, a Horizontal Property Regime with Private Elements, together, with all rights and appurtenances hereto belonging as shown on the site plan Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 1809 Cottages recorded in Instrument No. 20140826-0077664 and amended in Instrument No 20141006-0092215, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Francee Cote by deed from J2K Builders, LLC of record in Instrument No. 20140519-0045928, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) Charter of 1809 Cottages Homeowner's Association of record in Instrument No. 20140826-0077663. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and

limitations on title set forth in restrictions recorded in Instrument No. 20140826-0077664 and amended in Instrument No. 20141006-0092215 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 1809A 7th Avenue North, Nashville, Tennessee 37208

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 19 day of December, 2017.

Francee Cote

David R. Cote, Who joins in this conveyance for the sole purpose of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francee Cote and David R. Cote, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of December, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 10331

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal