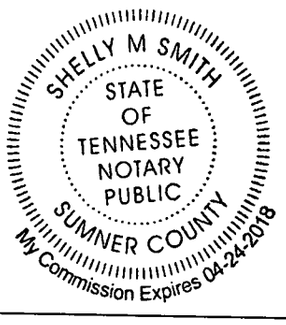
WARRANTY DEED

File #17502



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 44040 DEEDWARR
01/03/2018 02:06:45 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180103-0001010

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Brent	New Owner	-150-15-0B-051.00-CO
(NAME)	(NAME)	
9730 Amethyst Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David J. Hirabayashi and Lavonne D. Hirabayashi, Trustees of the Hirabayashi Family Trust u/t/d 10/06/2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. Warren Brent, Jr. and Karen C. Brent, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 51 on the Plan of Edison Park (Formerly Painter) "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060726-0090090, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Hirabayashi and Lavonne D. Hirabayashi, Trustees of the Hirabayashi Family Trust u/t/d 10/06/2015 by Trust Transfer Deed from David J. Hirabayashi and Lavonne D. Hirabayashi, husband and wife of record in Instrument No. 20151014-0104677, Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 14, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 672 Coneflower Trail, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 29th day of December, 2017.

Hirabayashi Family Trust U/T/D 10/06/2015

BY: _____
David J. Hirabayashi Trustee

BY: LaVonne D. Hirabayashi
Lavonne D. Hirabayashi Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David J. Hirabayashi and Lavonne D. Hirabayashi** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of the Hirabayashi Family Trust U/T/D 10/06/2015,** and is authorized by the trust document to execute this instrument on its behalf.

This the 29th day of DEC., 2017.

My Commission Expires: 08/28/2018

_____
Notary Public

JAMES J. LEE
COMM. #2076490
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. Aug. 28, 2018

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027