THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114733

Bill Garrett Davidson County
Batch# 64081 **DEEDWARR**
03/01/2018 01:25:31 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20180301-0019429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $319,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2018.

Notary Public
My Commission Expires:

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aland Hirori and Suleen Hirori 8004 BROCKMAN LN NASHVILLE TN 37211-2590	New Owner	Tax Parcel ID No. 181-01-0B-294.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chiara Whitcomb, and Jared Whitcomb, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Aland Hirori and Suleen Hirori, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 51, on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, of record in Instrument No. 20140506-0038378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chiara Whitcomb, and Jared Whitcomb, wife and husband by Warranty Deed from Yazdian Development Group, Inc., a Tennessee Corporation, recorded on the 31st day of October, 2014 in Instrument No. 20141031-0100605, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, PHASE THREE, 2ND ADDITION TO SUGAR VALLEY, AN RS10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20140506-0038378 and Boundary Plat in Plat Book 9700, Page 374.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14, made applicable in Instrument No. 20140430-0036256.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6.

Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9487, Page 901.

Easement for Right-of-way to Gulf Interstate Gas Company, recorded in Book 2203, Page 579.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097605.

Conveyance of open space recorded in Instrument No. 20140808-0071504.

This is improved property located at 8004 BROCKMAN LN NASHVILLE, TN 37211-2590.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2018.

Chiara Whitcomb

Jared Whitcomb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chiara Whitcomb and Jared Whitcomb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18-8004