This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $405,000.00.

Lydia Nakamoto
Affiant

Subscribed and sworn before me this the 24th day of April, 2019.

Notary Public
My commission expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMMISSION EXPIRES 12-20-2019

Karen Johnson Davidson County
Batch# 223482 DEEDWARR
04/29/2019 03:02:35 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20190429-0039387

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luke Nakamoto 5024 Stonemeade Drive Nashville, TN 37221	USAA Federal Savings Bank P.O. Box 650660 Dallas, TX 75265	155-15-0A 079.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEAN M. RICE, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUKE NAKAMOTO AND LYDIA NAKAMOTO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 79 ON THE PLAN OF STONEMEADE, SECTION 1, AS OF RECORD IN BOOK 6900, PAGES 800 AND 801, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION.

Being the same property conveyed to Robert L. Rice and Jean M. Rice, husband and wife, by deed from Ilias Perakis and wife, Despina A. Markaki, dated 10/13/2000, of record in Instrument No. 20001020-0104204, said Register's Office.

The said Robert L. Rice having since died on December 7, 2016 leaving Jean M. Rice as sole tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5024 Stonemeade Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 24th day of April, 2019.

Jean M. Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jean M. Rice, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2019.

My commission expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public