Karen Johnson Davidson County
Batch# 235994 DEEDWARR
05/29/2019 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $542.05
20190529-0050744

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE ROAD HENDERSONVILLE, TN 37075 FILE NO. 191466 REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for the transfer is $146,500.00. Affiant Subscribed and sworn before me, this 21st day of May, 2019 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TADAYOSHI KAWAWA **LINLY MARGARET STOWE** **205 OAK GROVE DRIVE** **NASHVILLE, TN 37217**	New Owner	Map/Parcel: 107-05-0-B/205.00 CO

FOR AND IN CONSDERATION 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, **DAVID MANIS, A MARRIED MAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TADAYOSHI KAWAWA and LINLY MARGARET STOWE, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAIVDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 205, the Addition to Five Oaks (erroneously stated in previous Deeds as Addition of Five Oaks), a Planned Unit Development, of record in Book 5200, Page 456, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed from Music City Holdings, LLC, a Texas limited liability company, to David Manis by Warranty Deed dated the 15th day of March, 2019, of record in Instrument Number 20190321-0025658, Register's Office for Davidson County, Tennessee. Prior conveyance from Arnold Investments, Inc, a Tennessee Corporation to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed dated the 19th day of March, 2019, of record in Instrument Number 20190321-0025657, Register's Office for Davidson County, Tennessee.

Pursuant to Power of Attorney for David Manis of record in Instrument Number 201905290050743, Register's Office for Davidson County, Tennessee. Grantor is married; however, neither he nor any member of his family has occupied property as homestead.

This is improved property known as 205 OAK GROVE DRIVE, NASHVILLE, TN 37217.

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 21st day of May, 2019.

David Manis by Tina D. Manis Attorney-in-fact

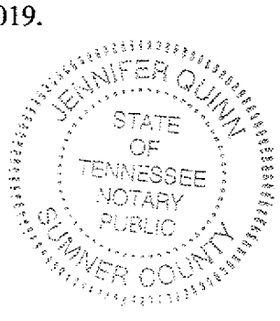
DAVID MANIS
BY: TINA D. MANIS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TINA D. MANIS,** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **DAVID MANIS**, and acknowledged that she executed the same as the free act and deed of the said **DAVID MANIS**.

Witness my hand, at office, this 21st day of May, 2019.

Jennifer Quinn
Notary Public
My Commission Expires: 9/20/21



True Copy Certification

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

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY