THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9980-BW

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 251373 DEEDWARR
07/02/2019 09:14:39 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20190702-0064264

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Baker Joseph C. Hegarty	SWBC Mortgage Corp.	MAP
	9311 San Pedro #100	PARCEL 117-11-0J-328.00-CO
	San Antonio, TX 78216	
(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, WE, **Aya Fukuda, married, and Aisaku Fukuda and Kiyomi Fukuda, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Baker, a married man, and Joseph C. Hegarty, a married man, as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 328, together with the appurtenant interest in the common elements of The Hillmont Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 as re- recorded as Instrument No. 20040212-0017074, and as amended as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Aya Fukuda, Aisaku Fukuda M.D., and Kiyomi Fukuda by Warranty deed from William Velez of record in Instrument No. 20080703-0068754 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 03, 2008.

The subject property has never been a marital residence for Aya Fukuda.

Aisaku Fukuda, M.D. and Aisaku Fukuda are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2025 Woodmont Boulevard, Nashville, TN 37215.**

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 _____ hand( ) this the 27 day of June, 2019.

Aya Fukuda

Kiyomi Fukuda by Aya Fukuda, attorney-in-fact

Kiyomi Fukuda by Aya Fukuda, Attorney-in-Fact

Aisaku Fukuda by Aya Fukuda, attorney-in-fact

Aisaku Fukuda by Aya Fukuda, Attorney-in-Fact

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aya Fukuda** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2019.

GAYLON DEWAYNE BROOKS II
Notary Public, State of Texas
Comm. Expires 09-27-2022
Notary ID 131740348

My Commission expires 9.27.2022

Notary Public

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aya Fukuda** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Kiyomi Fukuda**, as her Attorney in Fact, as the free act and deed of the within named **Kiyomi Fukuda**.

Witness my hand and official seal this the 27 day of June, 2019.

GAYLON DEWAYNE BROOKS II
Notary Public, State of Texas
Comm. Expires 09-27-2022
Notary ID 131740348

My Commission expires 9.27.2022

Notary Public

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aya Fukuda** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Aisaku Fukuda**, as his Attorney in Fact, as the free act and deed of the within named **Aisaku Fukuda**.

Witness my hand and official seal this the 27 day of June, 2019.

GAYLON DEWAYNE BROOKS II
Notary Public, State of Texas
Comm. Expires 09-27-2022
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