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

CRT File No. 190520524

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Karen Johnson Davidson County
Batch# 251820 DEEDWARR
07/02/2019 11:25:16 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190702-0064485

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin O'Brien and Shannon O'Brien 1128 Woodvale Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 131-04-0-098.00

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, **Keith Kawasaki and Monique Kawasaki, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin O'Brien and Shannon O'Brien, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 of Block No. 18 on the Plan of College Park, as of record in Book 843, Page 29, Registers Office for Davidson County, Tennessee. Said Lot No. 8 fronts 60 feet on the Northerly side of Woodvale Drive and runs back 134 feet 2 inches on the Westerly line and 132 feet 6 inches on the Easterly line, with the Westerly margin of Harcum Avenue, to a dead line, measuring 60 feet thereon.

And also

Being Lot No. 8 of Block No. 18 on the Plan of College Park, as of record in Book 843, Page 29, Registers Office for Davidson County, Tennessee. Said Lot No. 8 fronts 84.27 feet on the Northerly side of Woodvale Drive and runs back 134.3 feet on the Westerly line and 131.83 feet on the Easterly line, with the Westerly margin of Harcum Avenue, to a dead line, measuring 84.95 feet thereon.

Being the same property conveyed by Quitclaim Deed from Kaci Gooch (formerly known as Kaci Curtis) and husband, Bradley Gooch to Keith Kawasaki and wife, Monique Kawasaki as recorded on the 13th day of June, 2012 in Instrument No. 20120613-0051882 and Warranty Deed from Kaci Gooch (formerly known as Kaci Curtis) and husband, Bradley Gooch to Keith Kawasaki and wife, Monique Kawasaki as recorded on the 13th day of June, 2012 in Instrument No. 20120613-0051880, 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 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 844, Page 440; Book 871, Page 49 and Book 1040, Page 651.

Easement for Sanitary Sewer, recorded in Book 3921, Page 608.

This is improved property located at 1128 Woodvale Drive Nashville TN 37204

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 1st day of July, 2019.

Keith Kawasaki

Monique Kawasaki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of July, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022