Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203432 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,320,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 21st day of August, 2020. Notary Public My Commission Expires: _____

DAVIDSON COUNTY ALLISON THORBURN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPT. 7, 2021

Karen Johnson Davidson County
Batch# 462719 **DEEDWARR**
08/24/2020 11:42:10 AM 2 pgs
Fees: $13.00 Taxes: $4,884.00
20200824-0095336

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 2020, among:

STEVE GRISSIM AND STACY GRISSIM, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WAYNE KAMEMOTO, TRUSTEE OF THE RUSTY COOL-O TRUST DATED MARCH 29, 2012

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat Section Two Stuart Glen Subdivision of record in Plat Book 6250, Page 443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve Grissim and Stacy Grissim, husband and wife by Warranty deed from Quantum Relocation Services, LLC of record in Instrument No. 20060901-0108029 Register's Office for Davidson County, Tennessee, dated August 29, 2006 and recorded on September 01, 2006. Being also known as 4713 Stewart Glen Dr Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Steve Grissim

Stacy Grissim

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Steve Grissim and Stacy Grissim**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Wayne Kamemoto, Trustee of the Rusty Cool-O Trust dated March 29, 2012
Address: 4713 Stewart Glen Dr
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Wayne Kamemoto, Trustee
Address: 1600 Ventura Blvd Ste 600
City, State, Zip: Encino, CA 91436

Tax ID: 145-01-0-025.00