WARRANTY DEED

Bill Garrett Davidson County
Batch# 126901 **DEEDWARR**
08/09/2018 11:45:06 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180809-0078591

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND day of Aug., 2018.

Linda A. Gray
Notary Public

MY COMMISSION EXPIRES: Sept. 6, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., LTD	Yamasa Co., LTD	064160C10100CO
(NAME) PO Box 4090	(NAME) PO Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Jonathan T. Bell, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., LTD,** a Japanese Corporation, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 56 on the Plan of Wembley Downs, Section Four, a Planned Unit Development as of record in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan T. Bell by Warranty Deed from Katherine Slate, dated 05/22/2009 recorded 05/29/2009, of record in Instrument No. 20090529-0049250, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 7900, Page 456, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 8304, Page 623, Amendment to Declaration of record in Book 8447, Page 633, Third Supplemental Declaration of record in Book 8797, Page 915, First Amendment to the Bylaws of record in Book 9522, Page 349, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 8250, Page 6, in the Register's Office for Davidson County, Tennessee; Charter of Wembley Downs Homeowners Association, Inc., of record in Book 8404, Page 718, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1216 Wembley Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 31st day of July, 2018.

Jonathan T. Bell

State of Tennessee
County of Wilson

Personally appeared before me Jonathan T. Bell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2018.

Notary Public: Tracey Trumphour
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Record and RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, #115
Memphis, TN 38120
RT File #18110492
TG No: 7113942
Tribeca No. 280720