WARRANTY DEED

Bill Garrett Davidson County
Batch# 129752 DEEDWARR
08/16/2018 10:53:00 AM 4 pgs
Fees: $23.00 Taxes: $839.90

20180816-0081236

Y-VRES-18-3217

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$227,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-18 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yamasa Co., Ltd.	**Yamasa Co., Ltd.**	
(NAME) **P.O. Box 4090**	(NAME) **P.O. Box 4090**	**108-12-0-255.00**
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM C. BYRD AND LAYTON V. BYRD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 80 on the Plan of Section 5, Trailwood, of record in Plat Book 6900, Page 477, 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 William C. Byrd and Layton V. Byrd, husband and wife by Warranty Deed from Joshua A. Morse and Stacy K. Morse, husband and wife, of record in Instrument No. 20160901-0091921, Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on September 01, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 477, 478 and 479, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8078, Page 521, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3217 East Lake Dr., Nashville, Tennessee 37214**.

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), their heirs and 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), 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 my/our hand(s) this the 14th DAY OF AUGUST, 2018.

William C. Byrd by Laura Mitchell, Attorney-In-Fact

Layton V. Byrd by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 WILLIAM C. BYRD AND LAYTON V. BYRD, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM C. BYRD AND LAYTON V. BYRD.

Witness my hand and official seal, this the 14th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RECORD AND RETURN TO:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
P: (901) 260-4055
RT File No. 18110537
TG No.: 7138959
Tribeca No.: 300844

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for WILLIAM C. BYRD, by virtue of a Power of Attorney duly executed by the said WILLIAM C. BYRD, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said WILLIAM C. BYRD is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

LAURA MITCHELL

SWORN to and subscribed before me, this the 14th day of August, 2018.

Notary Public

My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for LAYTON V. BYRD, by virtue of a Power of Attorney duly executed by the said LAYTON V. BYRD, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said LAYTON V. BYRD is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

LAURA MITCHELL

SWORN to and subscribed before me, this the 14th day of August, 2018.

Stephanie Dome
Notary Public

My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021