WARRANTY DEED

Bill Garrett Davidson County
Batch# 132253 **DEEDWARR**
08/23/2018 11:20:35 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20180823-0083637

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 $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th 17th day of August, 2018

Linda A. Gray
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., LTD., a Japanese corporation	NEW OWNER	098 01 0 048.00
(NAME) P.O. Box 4090	(NAME)	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elizabeth Jimenez and Jose Luis Jimenez Espinosa, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., LTD., a Japanese corporation,** 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:

Property located in the County of Davidson, Tennessee:
Land in Davidson County, Tennessee, Being Lot #4, on the Plan of Roxborough Subdivision, of record in Plat Book 5200, page 63, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Elizabeth Jimenez and Jose Luis Jimenez Espinosa, by deed of record in Instrument No. 20110627-0048972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☑ property, known as 5108 Roxborough Dr., 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 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 my/our hands this 15th day of August, 2018.

Elizabeth Jimenez

Jose Luis Jimenez Espinosa

State of Tennessee
County of Davidson

Personally appeared before me Elizabeth Jimenez and Jose Luis Jimenez Espinosa, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2018.

Notary Public
My Commission Expires:

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

File No.: 13358

Return to:
Realty Title & Escrow Co. Inc
6525 Quail Hollow Road Suite 115
Memphis TN 38120
RT No 18110545
FNTG 7141331