WARRANTY DEED

Bill Garrett Davidson County
Batch# 132262 **DEEDWARR**
08/23/2018 11:25:36 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20180823-0083646

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 $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th 20th DAY OF AUGUST, 2018.

Linda A. Gray
Notary Public

MY COMMISSION EXPIRES: Sept. 16, 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	098-01-0-076.00
(NAME) P.O Box 4090	(NAME) P.O. 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/we **Robert David Sobieralski and Courtney Still Sobieralski , husband and wife**, 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. 78 on the plan of Resubdivision of Lots 74 Thru 85, Roxborough, of record in Plat Book 5200, page 238, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert David Sobieralski and Countney Still Sobieralski, as husband and wife by Warranty Deed of record at Instrument No. 20140505-0037670, dated 05/01/2014 and recorded 05/05/2014, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) Subdivision restrictions, building lines and easements of record in Plat Book 5200, Page 238; Plat Book 5200, Page 63, and (2) Restrictive Covenants of record at Book 5302, Page 669, in the aforesaid Register's Office.

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 ☒ 5157 Roxborough 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/our hands this 17th day of August, 2018.

Robert David Sobieralski

Courtney Still Sobieralski

State of Tennessee
County of Davidson

Personally appeared before me Robert David Sobieralski and Courtney Still Sobieralski, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2018.

Notary Public:
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RECORD AND RETURN TO:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd. #115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110549
TG No.: 7141988
Tribeca No.: 301052