WARRANTY DEED

Bill Garrett
Batch# 132584
08/24/2018 10:50:26 AM
Fees: $13.00 Taxes: $804.75

Davidson County
DEEDWARR
2 pgs

20180824-0084101

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 $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND day of August, 2018

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidney Levine, Attorney At Law
Stewart Title Company Tennessee Division, 110 Main, PO Box 592, 201, Sealy, TX 77474

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., Ltd, a Japanese corporation	Yamasa Co., Ltd, a Japanese corporation	086140B04200
(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 Lee Jaynes**, unmarried hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., Ltd, a Japanese Corporation**, hereinafter called the GRANTEE(S), 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. 138 on the Plan of Fleetwood Subdivision Phase One, of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Lee Jaynes, unmarried by Warranty Deed from Richard Hackney, dated July 16, 2014 and recorded July 21, 2014 of record in Instrument No. 20140721-0064412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Charter of Fleetwood Homeowners Association, Inc., recorded in Book 7114, Page 370; All matters shown on the plat of record in Plat Book 6900, Page 465; Covenants, conditions, restrictions and easements, if any, recorded as Book 7170, Page 987, Annexation of Property to Declaration of Covenants recorded in Book 7628, Page 6 and First Amendment to Bylaws recorded as Instrument No. 20110526-0040493; Storm Water Detention Agreement, including terms and conditions thereof as recorded in Book 7107, Page 408, in the Register's Office of 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 ☒ 2912 Chapelwood Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 259690
Warranty Deed TN

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 21st day of August, 2018.

Jonathan Lee Jaynes

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Lee Jaynes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of August, 2018.

Notary Public: _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RECORD AND RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
RT No. 18110554
FNTG 7143432
Tribeca No. 301054