Karen Y Johnson Davidson County
Batch# 135933 DEEDWARR
09/04/2018 10:53:07 AM 2 pgs
Fees: $13.00 Taxes: $828.80
20180904-0087140

Prepared By:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

Return To:

Return To: **Realty Title**
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
TG: 7155600
Tribeca No.: 301379

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jonathan Mark DeVault, an unmarried man** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Yamasa Co., LTD ., a Japanese Corporation** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

> **Land in the First Civil District of Davidson County, Tennessee, being Lot No. 61B on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, Pages 995, 996, and 997, Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.**

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20120712-0061233 in the Register's Office of Davidson, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 6250, Pages 996, 996 and 997; Easements of record at: Book 2022, Page 83; Book 1163, Page 341; Book 3959, Page 595; Book 7030, Page 798; Declaration of Covenants, Conditions & Restrictions of record at: Book 6851, Page 370; Book 6982, Page 747; Book 6851, Page 390; 200111260128569 all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

File No. 18110606

REALTY TITLE®

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **24th** day of **August**, **2018**.

Jonathan Mark DeVault

Jonathan Mark DeVault

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Jonathan Mark DeVault, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2018.

Lindsey Frye

Notary Public

My Commission Expires: 5/16/2022

(SEAL)

LINDSEY FRYE
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Owner Name and Address:
Yamasa Co., LTD
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
2605 Paddle Wheel Dr.
Nashville, TN 37214

Send Tax Bills To:
Yamasa Co., LTD
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
062 02 0A 073.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 224,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen Smith

Affiant

Subscribed and sworn to before me this 24th day of August, 2018

Lindsey Frye

Notary Public

My Commission Expires: 5/16/2022

LINDSEY FRYE
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

File No. 18110606

REALTY TITLE®