Karen Y Johnson Davidson County
Batch# 135940 DEEDWARR
09/04/2018 10:58:42 AM 2 pgs
Fees: $13.00 Taxes: $911.05
20180904-0087151

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2675

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. 18110605

TF No. 7155598

Tribeca No. 280385

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $246,230.00

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2018
27th Aug

Notary Public
My Commission Expires: 9-16-18

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yamasa Co., LTD P.O. Box 4090 Scottsdale, AZ 85261	New Owner	164 13 0 167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Mary Isaac, a single woman**, hereinafter called the Grantor(s), 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 heirs and 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. 157, on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as shown on plat of record in Plat Book 9700, page 545, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Mary Isacc by Substitute Trustee's Deed, dated 10/03/2016 and recorded on 10/07/2016, of record in Instrument Number 20161007-0106484, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5757 Murphywood Xing, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2018.

GRANTOR:

Mary Isaac

Mary Isaac

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Isaac, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of August, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Chris Butler

Notary Public
My Commission expires: 9-20-21