WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135941 **DEEDWARR**
09/04/2018 11:00:10 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20180904-0087152

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2018

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Yamasa Co. Ltd, a Japanese corporation	Yamasa Co. Ltd, a Japanese corporation	149-2B-123
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182282

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Augustine Moses, a single woman, hereinafter called the GRANTOR, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING all of Lot No. 169 on the Plan of Picadilly Square, Phase II, according to the plat thereof, recorded in Plat Book 6250, page 92-94, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Augustine Moses and North Winston, Jr. as joint tenants with rights of survivorship, by Warranty Deed from Jane Kosar, single and Janet Kosar, single dated November 30, 2001 and filed of record in Instrument 20011212-0137047, Register's Office for Davidson County, Tennessee. The said North Winston, Jr. conveyed his interest in subject premises to Augustine Moses by Quitclaim Deed dated February 26, 2003 and filed of record in Instrument 20030303-0027246, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 6236 , Page 683, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6295, page 596, Book 6295, page 602, Book 6300, page 409, Book 6300, page 431, Book 6300, page 439, Book 6306, page 833, Book 6355, page 322, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190 and Book 6830, page 739, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1000 Aldersgate Road, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of August, 2018

Augustine Moses

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Augustine Moses, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of August, 2018.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

Record and Return to:
Realty Title & Escrow Company, Inc.
6525 N Quail Hollow Rd #115
Memphis, TN 38120
RT File No: 18110543
TG No: 7140275
Tribea No: 300812