WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140168 DEEDWARR
09/12/2018 10:35:19 AM 2 pgs
Fees: $13.00 Taxes: $824.36

20180912-0090456

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$226,000.00~~ 222,800.00 1st Half Sept. Half

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 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
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

18003326

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., LTD	Yamasa Co., LTD	
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	17605004300
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **James Wheeler, unmarried** HEREINAFTER CALLED THE GRANTORS, 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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hickory Woods ~~Estates~~, Section A, which is of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, having been corrected by Surveyor's Certificates of Correction, which is of record in Book 7582, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being all of the same property conveyed to James Wheeler, unmarried by Warranty Deed dated July 5, 2013 from Chasity Cage Scantling and Desmond Scantling, a married couple, of record in Instrument Number 20130708-0070427, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **3909 Rock Creek Drive, Antioch, Tennessee 37013**

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. 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 our hands this 31st day of August, 2018.

James Wheeler
James Wheeler

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Wheeler the bargainor (s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 31st day of August, 2018.

Commission expires: 5-15-21



Heather Lee
Notary Public

RETURN TO:

REALTY TITLE & ESCROW
6525 QUAIL HOLLOW, SUITE 115
MEMPHIS, TN 38120
RT No. 18110643
FNTG. 7167571