Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court Ste 202
Hendersonville, TN 37075
HV18-0820

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$227,000.00~~ 226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 27, 2018.

Notary Public
Commission Expires: 9-16-18

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

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT No. 18110556
FNTG. 7145661

Karen Y Johnson Davidson County
Batch# 140171 **DEEDWARR**
09/12/2018 10:37:49 AM 2 pgs
Fees: $13.00 Taxes: $836.20

20180912-0090459

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., LTD a Japanese Corporation PO Box 4090 Scottsdale, AZ 85261 480-588-6121	New Owner	026-07-0-048.00

WARRANTY DEED

FOR AND IN 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,

Brendy Hubbell King, an unmarried woman

HEREINAFTER REFERRED TO AS 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 WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Windsor Green, Phase I – Section III, of record in Plat Book 6250, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Brendy Hubbell King, an unmarried person, by Warranty Deed from Jacquelyn Ann Shallenberger and Glenn Walker, wife and husband, dated 3/22/13 and recorded 3/26/13 in Instrument No. 20130326-0029525, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 103 Aintree Court, Goodlettsville, TN 37072.

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

Dated this the August 27, 2018.

Brendy Hubbell King

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brendy Hubbell King,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 27, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY