RECORD AND RETURN TO:
Realty Title and Escrow Co., Inc.
6525 Quail Hollow, Suite 115
Memphis, TN 38120
File No: 18110552 TG. 7142924

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140173 **DEEDWARR**
09/12/2018 10:39:46 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20180912-0090463

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby Lag

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$250,000.00~~ 248,000.00 Lag

AFFIANT

Sept. Lag

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 1st Lag day of ~~August~~, 2018.

Linda A. Gray
NOTARY PUBLIC

My commission expires: Sept. 16, 2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., LTD P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., LTD P.O. Box 4090 Scottsdale, AZ 85261	086-14-0-B-158.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK TILDEN AND SUSAN TILDEN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **YAMASA CO., LTD**, * hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

* a Japanese Corporation,

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Fleetwood Subdivision Phase 2, of record in Plat Book 6900, pages 738 and 739, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark Tilden and Susan Tilden, husband and wife, by Warranty Deed from Brian Hare, a single man, and Lisa Hare, a single woman, dated 7/28/2015, recorded 8/3/2015, of record in Instrument No. 20150803-0076246, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3504 Greenwood Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Property address: 3504 Greenwood Drive
Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of August, 2018.

MARK TILDEN

SUSAN TILDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark Tilden and Susan Tilden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of August, 2018.

Notary Public

Roger Sheaves

Printed Notary Name

My commission expires: 7-8-19

ROGER E SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019