WARRANTY DEED

Karen Y Johnson Davidson County
DEEDWARR
Batch# 142854 2 pgs
09/19/2018 02:28:18 PM
Fees: $13.00 Taxes: $870.61
20180919-0092991

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,300.00

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September 2018.

Notary Public

MY COMMISSION EXPIRES: May 7, 2019

(AFFIX SEAL)

PHILIP ALAN LeTARTE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. MAY 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co. Ltd, a Japanese Corporation	Yamasa Co. Ltd, a Japanese Corporation	086-14-0B-033.00
(NAME) PO Box 4090	(NAME) PO BOX 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, Brian Desmarais, Executor of The Estate of Eileen K. Desmarais, hereinafter called the GRANTOR(S), has 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 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. 147 on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eileen K. Desmarais and Leon Desmarais, dated March 13, 2001 and recorded April 02, 2001 of record in Instrument No. 20010402-0031146 Register's Office for Davidson County, Tennessee. The said Leon Desmarais died on 02/17/2017 leaving the said Eileen K Desmarais as the sole surviving tenant.

The said Eileen K. Desmarais having died testate on 4/30/2018. Pursuant to her Last Will and Testament, the real estate was to be administered as part of the probate estate and the executor, Brian Desmarais, given full authority and control over it. Said Last Will & Testament is of record in the Davidson County Probate Court, Docket No. 18P678.

Grantor covenants that Eileen Desmarais and Leon Desmarais were married to each other at the time they took title to the subject property by way of quitclaim deed at Instrument No. 20010402-0031146, and remained married to each other without interruption until the death of Leon Desmarais.

All matters shown on the plat of record in Plat Book 6900, Page 465, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 7170, Page 987, First Amendment Recorded as Instrument No. 20110526-0040493 and Annexation of Property to Declaration recorded in Book 7628, Page 6, in the Register's Office for Davidson County, Tennessee. Charter of Fleetwood

in Book 7628, Page 6, in the Register's Office for Davidson County, Tennessee. Charter of Fleetwood Homeowner's Association of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2937 Chapelwood Drive, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 my hand this 31st day of August, 2018.

Estate of Eileen K. Desmarais

By: Brian L Desmarais Date: 8/31/18
Brian Desmarais, Executor / Executor

State of Tennessee / Florida
County of Wilson / Pinellas

Personally appeared before me, a notary public in and for the state and county aforementioned, Brian Desmarais, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of Estate of Eileen K. Desmarais and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Executor.

WITNESS my hand and seal this31st day of August, 2018.

Notary Public: Robert Charles
My Commission Expires: 7/11/20

ROBERT CHARLES
Notary Public - State of Florida
Commission # FF 973982
My Comm. Expires Jul 11, 2020

RETURN TO:
Realty Title
6525 Quail Hollow Rd Ste 115, Memphis, TN 38120

RT File no. 18110653

TG: 7169697

Tribeca No: 302104