Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

B18-1863

Record and Return to:
Realty Title & Escrow
6525 N. Quail Hollow Rd Ste 115
Memphis, TN 38120
P: 901-260-4055
File No. 18110664
TG: 7181321
Tribeca No: 302529

STATE OF TENNESSEE
COUNTY OF ~~Shelby~~ Williamson

Karen Y Johnson Davidson County
Batch# 142862 **DEEDWARR**
09/19/2018 02:35:16 PM 5 pgs
Fees: $28.00 Taxes: $662.30

20180919-0093004

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME This September 10, 2018.

Notary Public

My Commission Expires: 4/10/18

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., Ltd P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd P.O. Box 4090 Scottsdale, AZ 85261	150-11-0-111.00

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,

Larry W. Fellows and wife Judith B. Fellows and Jeremy R. Fellows, unmarried

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 DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 214 , on the Towne Village of the Country, Section III, of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry W. Fellows and wife Judith B. Fellows and Jeremy R. Fellows, unmarried by Warranty deed from Michele Sandefur of record in Instrument No. 20051108-0135563 Register's Office for Davidson County, Tennessee, dated October 20, 2005 and recorded on November 08, 2005

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: 3417 New Towne Road, Antioch, TN 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 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 September 10, 2018.

Larry W. Fellows
Larry W. Fellows

Judith B. Fellows by Larry W. Fellows as Attorney in Fact
Judith B. Fellows by Larry W. Fellows as Attorney in Fact

Jeremy R. Fellows by Larry W. Fellows as Attorney in Fact.
Jeremy R. Fellows by Larry W. Fellows as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry* Fellows** 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. * W.

Witness my hand and official seal this September 10, 2018.

Notary Public
My Commission Expires: 9/10/18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Larry W. Fellows,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Judith B. Fellows** and acknowledged that she executed the same as the free act and deed of the said **Judith B. Fellows,** pursuant to the Specific Power of Attorney recorded in Instrument No. simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this September 10, 2018.

Notary Public
My Commission Expires: 9/10/18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Larry W. Fellows,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Jeremy R. Fellows** and acknowledged that she executed the same as the free act and deed of the said **Jeremy R. Fellows,** pursuant to the Specific Power of Attorney recorded in Instrument No. Simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this September 10, 2018.

Notary Public
My Commission Expires: 4/10/18

(Notarial Seal)

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for JEREMY R. FELLOWS, by virtue of a Power of Attorney duly executed by the said JEREMY R. FELLOWS, and:

☐ appearing of record at Instrument No. 20180919-0093002 In the Register's Office of _____ County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said JEREMY R. FELLOWS is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

LARRY W. FELLOWS

SWORN to and subscribed before me, this the 10 day of Sept., 2018.

Notary Public

My Commission Expires: 9/10/18

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for JUDITH B. FELLOWS, by virtue of a Power of Attorney duly executed by the said JUDITH B. FELLOWS, and:

☐ appearing of record at Instrument No. 20180919-0093003 In the Register's Office of _____ County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said JUDITH B. FELLOWS is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

LARRY W. FELLOWS

SWORN to and subscribed before me, this the 10 day of Sept, 2018.

Notary Public

My Commission Expires: 9/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON