THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817550

Karen Y Johnson Davidson County
Batch# 149532 **DEEDWARR**
10/05/2018 01:11:06 PM 2 pgs
Fees: $13.00 Taxes: $846.38

20181005-0099194

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, for this transfer is: $228,750.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yamasa Co., LTD PO Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 098-01-0-089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley Crowe, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yamasa Co., LTD., a Japanese Corporation** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 91, on the plan of Roxborough Subdivision, of record in Plat Book 5200, Page 63, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to WESLEY CROWE, by Warranty Deed from AARON L. JOHNSON and ELANA R. JOSEPH JOHNSON, husband and wife, of record in Instrument No. 20111229-0101724, dated December 20, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 098-01-0-089.00.

Matters shown on the Plan of record in Plat Book 5200, page 63, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 5302, page 669, said Register's Office.

This is improved property located at 5105 Roxborough Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2018.

Wesley Crowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley Crowe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Record and Return To:
Realty Title & Escrow Co.
6525 N Quail Hollow Rd, Ste 115
Memphis, TN 38120
P: (901) 260-4055
File No. 18110677
TG: 7185595
Tribeca No.: 302530