WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149536 DEEDWARR
10/05/2018 01:19:46 PM 4 pgs
Fees: $23.00 Taxes: $712.25

20181005-0099198

State of Tennessee
County of ~~Davidson~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is **$192,500.00**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2018.

Notary Public

My commission expires: 3 Sept 1, 2022

(AFFIX SEAL)

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Yamasa Co., LTD	**Yamasa Co., LTD**	**Map 164 12 0 Parcel 044.00**
P. O. Box 4090	**P. O. Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Loutrishia E. Lewis, unmarried

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

Being Lot No. 172 on the Plan of Second Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to James G. Campbell and Loutrishia E. Lewis, by Deed dated July 1, 1999 from Jerry Butler Builders, LLC, of record in Book 11558, Page 420, Register's Office for Davidson County, Tennessee and further conveyed to Loutrishia E. Lewis, unmarried, by Quitclaim Deed dated May 5, 2008 from James G. Campbell and Loutrishia E. Lewis, of record in Instrument No. 20080505-0045973, said Register's Office. Approval from the Bankruptcy Court of the Middle District of Tennessee was entered on September 12, 2018 under Cause No. 3:16-bk-07328, a copy of which is attached hereto as Exhibit "A".

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **1504 Laurel Oak Dr., 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 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 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/our hand(s) this 20 day of **September, 2018.**

Loutrishia E. Lewis

Loutrishia E. Lewis

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, a Notary Public of said County and State, **Loutrishia E. Lewis,** the within named seller, 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 at Tucker (city), Georgia (state), this 20 day of **September, 2018.**

Notary Public

My Commission Expires: 04/24/21

JORDAN DUFF GORDON NOTARY PUBLIC DEKALB COUNTY GA MY COMMISSION EXPIRES APRIL 24 2021

Return To:

Realty Title & Escrow Company, Inc.

6525 N. Quail Hollow Rd. STE 115

Memphis, TN 38120

(901) 260-4055

RT File No.: 18110600

TG: 7155561

Tribeca No.: 301394

Randal S. Mashburn
U.S. Bankruptcy Judge

Dated: 9/11/2018

EXHIBIT "A"

IN THE UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE

IN RE:

LOUTRISHIA LEWIS CAMPBELL	**Case No. 3:16-bk-07328**
	Chapter 13
Debtor.	**Judge: RANDAL S. MASHBURN**

ORDER TO LIST AND SELL REAL ESTATE, AND APPROVE COMMISSION

Upon consideration of Debtor's Motion to List and Sell Real Estate and Approve Commission filed with the court and notice of said motion pursuant to LBR 9013 has been given. It further appears to the Court no objections, responses or otherwise have been filed within the twenty-one (21) day response period. It is therefore ORDERED

1. That the property at 1504 Laurel Oak Drive, Antioch, TN 37013 be listed for sale pursuant to the contract for sale filed with the Motion.

2. The balance of the mortgage, costs of sale, and the Debtor's homestead exemption of $5,000 be deducted from the sale of the house at closing.

3. The balance of the sale proceeds shall be paid to the Chapter 13 Trustee for payment on the Debtor's Chapter 13 Plan.

4. Under no circumstances shall the Debtor conduct a short sale of the real property without express written consent of MidFirst Bank.

IT IS SO ORDERED.

THIS ORDER WAS SIGNED AND ENTERED ELECTRONICALLY AS INDICATED AT THE TOP OF THE FIRST PAGE

Approved for Entry by:

/s/L.G. Burnett, Jr.
L.G. Burnett, Jr., BPR #6463
Attorney for Debtor
Long, Burnett, & Johnson PLLC
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Nashville, TN 37209
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