Karen Y Johnson Davidson County
Batch# 149538 DEEDWARR
10/05/2018 01:22:19 PM 2 pgs
Fees: $13.00 Taxes: $828.80
20181005-0099200

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180917732

Return to:
Realty Title & Escrow, Inc.
6525 Quail Hollow Rd, Suite 115
Memphis, TN 38120
RT No: 18110729
FNTG 7214735
Tribeca No: 302937

STATE OF TENNESSEE)
COUNTY OF Shelby)

The actual consideration or value, which
for this transfer is: $224,000.00

Affiant

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

Notary Public
My Commission Expires: Sept. 9, 2022

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yamasa Co., LTD P.O. Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 162 16 0E 047.00

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, **Adel Mousa and Nermeen Ghattas (n/k/a Nermeen F Mousa), husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Yamasa Co., LTD., a Japanese Corporation** ("Grantee"), 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 Number 16 on the Plan of the Resubdivision of Lots 16 and 17 of Bell Crest, Section Two, a Planned Unit Development of record in Book 8250, Page 645, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adel Mousa and Nermeen Ghattas by Cash Deed of record in Instrument No. 201410140094510, dated 10/7/2014 and recorded 10/14/2014 in the Register's Office of Davidson County, Tennessee.

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.

This is improved property located at 1429 Bell Trace Drive Antioch TN 37013

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 ~~26th~~ 27th day of September, 2018.

Adel Mousa
Adel Mousa

Nermeen Mousa
Nermeen F Mousa f/k/a Nermeen Ghattas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this ~~26th~~ 27th day of September, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022