Karen Y Johnson Davidson County
Batch# 149539 DEEDWARR
10/05/2018 01:23:49 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20181005-0099201

WARRANTY DEED **RECORD AND RETURN TO:** Realty Title and Escrow Company 6525 Quail Hollow Road, Ste. 115 Memphis, TN 38120 P: (901) 260-4055 RT File No.: 18110689 TG: 7190529 Tribeca No.: 302410 File No.: TN1811048	STATE OF TENNESSEE COUNTY OF SHELBY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST day of ~~September~~ October, 2018. NOTARY PUBLIC My commission expires: Sept. 7, 2022

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., LTD. P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., LTD. P.O. Box 4090 Scottsdale, AZ 85261	041-16-0-082.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHARLES D. ONWU AND WIFE, RENEE O. PRIGMORE AKA RENEE O. ONWU**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **YAMASA CO., LTD, A JAPANESE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section II, Bellshire Terrace, of record in Plat Book 6250, pages 673 and 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles D. Onwu and Renee O. Prigmore, by Warranty Deed from Nelson E. Maddox and wife, Tanya A. Maddox, dated 7/31/1997, recorded 8/4/1997, of record in Book 10554, page 472, in the Register's Office for Davidson County, Tennessee. The said Renee O. Prigmore is also known as Renee O. Onwu.

The address of the herein described property is believed to be 1208 Bellshire Terrace Drive, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of September, 2018.

CHARLES D. ONWU

RENEE O. PRIGMORE AKA RENEE O. ONWU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Charles D. Onwu and Renee O. Prigmore AKA Renee O. Onwu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of September, 2018.

Notary Public

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19