WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149540 **DEEDWARR**
10/05/2018 01:25:24 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20181005-0099202

Return To:
Realty Title& Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No.: 18110698
TG: 7193843
Tribeca No.: 301742

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 9, 2022
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Yamasa Co., LTD	Yamasa Co., LTD	165 13 0A 130.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joshua White, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Lot No. 458 on the plan of Section Ten, Peppertree Forest, of record in Book 7900, page 938, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher L. Vigil, married by Warranty Deed from Andrea Eileen Giliberto Dremousis dated April 26, 2001 and recorded May 3, 2001 as Instrument No. 200105030045730, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Lee Vigil by Quit Claim Deed from Patricia Ann Vigil dated July 14, 2006 and recorded November 6, 2006 as Instrument No. 200611060137609, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christany E. Vigil, a single person and Dillon Cheatham, a single person by Warranty Deed from Christopher Lee Vigil and Kelly Dawn Vigil, husband and wife dated April 29, 2016 and recorded May 3, 2016 as Instrument No. 201605030043395, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dillon W. Cheatham by Quit Claim Deed from Christany E. Vigil dated May 17, 2017 and recorded June 27, 2017 as Instrument No. 201706270064295, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-187158SSO

Further, being the same property conveyed to Joshua White, unmarried by Warranty Deed from Dillon W. Cheatham, unmarried dated February 26, 2018 and recorded February 27, 2018 as Instrument No. 201802270018246, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 101 Brandy Ct, 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 28th day of September 2018

Joshua White

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF JEFFERSON

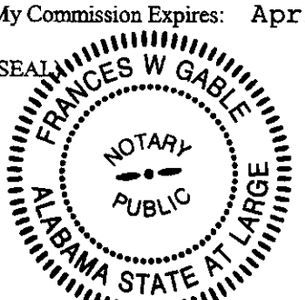
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joshua White, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2018.

Frances W. Gable
Notary Public

My Commission Expires: April 29, 2019

(SEAL)



File Number: GRN-187158SSO