When Recorded, Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110753
TG: 7224940
Tribeca No.: 303892

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150746 **DEEDWARR**
10/11/2018 11:18:23 AM 3 pgs
Fees: $18.00 Taxes: $876.90

20181011-0100859

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$237,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of October 2018

Notary Public
My Commission expires: 9-7-2022
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yamasa Co. LTD	SAME as new owner	149-03-0A-021.00CO
P.O. Box 4090		
Scottsdale, AZ 85261		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stan Beech, married, and Frank Russell, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yamasa Co. LTD, a Japanese corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Section Two, Chelsea Village Addition, a Portion of Piccadilly, Seg. 2 P.U.D., of record in Book 7900, Page 903, 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 Grantors herein by way of Warranty Deed at Instrument No. 20180522-0048825 in the Said Register's Office.

Grantors warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 903, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8082, page 329; Book 8083, page 386; Book 8842, page 434; Book 9764, page 334; and Book 10117, page 532, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1505 Grovesnor Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 5, 2018.

Stan Beech

Frank Russell, by Stan Beech, His Attorney – in – Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stan Beech** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 5, 2018.

My commission expires 7/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of October 2018, before me personally appeared Stan Beech, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank Russell, and who acknowledged that such person executed the same as the free act and deed of the said Frank Russell.

Witness my hand, at office, this 5th day of October 2018.

Notary Public

My Commission Expires:

7/6/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for FRANK RUSSELL, by virtue of a Power of Attorney duly executed by the said FRANK RUSSELL, and:

☐ appearing of record at Instrument No. 20181011-0100858 In the Register's Office of RUTHERFORD County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said FRANK RUSSELL is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

STAN BEECH

SWORN to and subscribed before me, this the 5th day of October, 2018.

Notary Public

My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY