THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917668** **Record & Return to:** **Realty Title & Escrow Co., Inc.** **6525 N. Quail Hollow Rd. STE 115** **Memphis, TN 38120** **RT File No.: 18110719** **TG: 7206707** **Tribeca No.: 302796**	STATE OF TENNESSEE) COUNTY OF SHELBY) The actual consideration or value, whichever is greater, for this transfer is: $242,000.00 Affiant Subscribed and sworn to before me, this 15th day of October, 2018. Notary Public My Commission Expires: 6/17/19

KATIE CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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. 086-03-0A-035.00 CO

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, **Kylie Johnson, an unmarried woman, and Billy Johnson and Ronda Johnson, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yamasa Co., LTD., a Japanese Corporation**("Grantees"), 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 all of Lot No. 35, on the plan of A Planned Unit Development, Summit Run, Phase Two, as shown by plat appearing of record in Plat Book 9700, Page 660, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kylie Johnson, Billy Johnson, and Ronda Johnson by Warranty Deed from Robert F. Conley, III, recorded on the 4th day of December, 2014 in Instrument No. 20141204-0111386, 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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMIT RUN, PHASE TWO, as recorded in Plat Book 9700, Page(s) 660.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10326, Page 683, Book 10378, Page 251 and Book 11499, Page 321.

Easement for Utility Easement, recorded in Book 7325, Page 994.

Deed of Conveyance for Water and Sewerage Services recorded in Book 10693, Page 703.

Karen Y Johnson Davidson County
Batch# 152005 DEEDWARR
10/17/2018 10:33:25 AM 4 pgs
Fees: $23.00 Taxes: $895.40

This is improved property located at 209 Chandlers Pass Court, Hermitage, TN, 37076.

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 11th day of October, 2018.

Kylie Johnson

Billy Johnson
By: Kylie Johnson, Attorney in Fact
By Kylie Johnson
Attorney in Fact

Ronda Johnson
By: Kylie Johnson, Attorney in Fact
By Kylie Johnson, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 11th day of October, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kylie Johnson, 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, and who further acknowledged that she is the Attorney-in-Fact for Billy Johnson and Ronda Johnson and that she is authorized by Billy Johnson and Ronda Johnson to execute this instrument on their behalf.

WITNESS my hand, at office, this 11th day of October, 2018

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

☐ appearing of record at Instrument No 20181017-0107861 In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said BILLY JOHNSON 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.

KYLIE JOHNSON

SWORN to and subscribed before me, this the 11 day of October, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

☐ appearing of record at Instrument No. 20180917-0102860 In the Register's Office of DAVIDSON County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said RONDA JOHNSON 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.

KYLIE JOHNSON

SWORN to and subscribed before me, this the 11 day of October 2018.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: _____