WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155453 **DEEDWARR**
10/31/2018 11:41:57 AM 2 pgs
Fees: $13.00 Taxes: $791.80

20181031-0107796

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 1, 2022
(AFFIX SEAL)

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

...IS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co. Ltd (NAME)	Same as New Owner (NAME)	150-11-0-107.00
P.O. Box 4090 (ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William Marr and Karen Marr, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co. Ltd, a Japanese corporation,** HEREINAFTER CALLED THE GRANTEE, 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. 218 on the Plan of Towne Village of The Country, Section *Three, of record in Plat Book 5200, page 268 & 269, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to William Marr and Karen Marr by Warranty Deed of record at Instrument No. 20141226-0117845, dated 12/22/2014 and recorded 12/26/2014, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 3433 New Towne Rd, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this ~~23rd~~ 22 day of October, 2018.
WM

William Marr

Karen Marr

STATE OF VIRGINIA
COUNTY OF Wise

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Marr and Karen Marr, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this ~~23rd~~ 22nd day of October, 2018.

Crystal S R Phillips
Notary Public

My commission expires: 12/31/2018

CRYSTAL S. R. PHILLIPS
Notary Public
Commonwealth of Virginia
253112
My Commission Expires Dec 31, 2018

RETURN RECORDED DOCUMENTS TO:

Realty Title & Escrow
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
RT. 18110819
TG. 7260895