RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT. 18110813
TG. 7258934

Karen Y Johnson Davidson County
Batch# 155460 **DEEDWARR**
10/31/2018 11:47:43 AM 2 pgs
Fees: $13.00 Taxes: $804.75

20181031-0107804

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, is **$217,500.00** .

AFFIANT

Subscribed to and sworn before me this 22nd day of October, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: Sept. 7, 2022

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Yamasa Company, LTD P.O. Box 4090 Scottsdale, AZ 85261	**SAME AS NEW OWNER**	086140B03700CO

WARRANTY DEED

FOR AND IN 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/WE, **REBECCA LYNN MOSS, CO-EXECUTRIX AND JENNIFER BRACEY HUGHES, CO-EXECUTRIX OF THE ESTATE OF MARTHA L. HUGHES AND REBECCA LYNN MOSS, MICHAEL STEVEN HUGHES, SEAN TIMOTHY HUGHES, AND JENNIFER BRACEY HUGHES,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **YAMASA COMPANY, LTD, a Japanese corporation** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 143, on the Revised Final Plat of Fleetwood Subdivision, Phase One, being a Planned Unit Development of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald J. Hughes, married, by deed from Judy Ann Mabry, unmarried, of record in Instrument No. 20021101-0134160 dated October 30, 2002 and recorded November 1, 2002, Register's Office for Davidson County, Tennessee. The said Ronald J. Hughes a/k/a Ronald James Hughes having died February 20, 2010 intestate, leaving his spouse, Martha Hughes and children Rebecca Lynn Moss, Michael Steven Hughes, Sean Timothy Hughes and Brandon Douglas Hughes, as his heirs-at-law, as established by Probate File #10P1050, Probate Court Clerk's Office for Davidson County, Tennessee. Rebecca Lynn Moss, Michael Steven Hughes, Sean Timothy Hughes and Brandon Douglas Hughes having conveyed their interest to Martha L. Hughes by quitclaim deed of record in Instrument No. 20110104-0000870, dated November 16, 2010 and recorded January 4, 2011, Register's Office for Davidson County, Tennessee. The said Martha L. Hughes a/k/a Martha Lee Hughes having since died November 19, 2017, testate, leaving Rebecca Lynn Moss, Michael Stephen Hughes, Sean Timothy Hughes Jennifer Bracey Hughes as devisees under Article IV and V of the Last Will and Testament of Martha Lee Hughes, deceased, of record in Probate File #18P225, Probate Court Clerk's Office for Davidson County, Tennessee.

Michael Steven Hughes and Michael Stephen Hughes are one and the same person.

Being also known as 2932 Chapelwood Drive, Hermitage, Tennessee 37076.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED ( ) UNIMPROVED	Property known as: **2932 CHAPELWOOD DRIVE** **HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2018105048

WITNESS, this 22nd day of October, 2018

Estate of Martha L. Hughes

Rebecca Lynn Moss, Co-Executrix — **Jennifer Bracey Hughes, Co-Executrix**

Rebecca Lynn Moss, Individually — **Jennifer Bracey Hughes, Individually**

Michael Steven Hughes — **Sean Timothy Hughes**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of October, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca Lynn Moss and Jennifer Bracey Hughes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Co-Executrices of the Estate of Martha L. Hughes, and in their capacity as such Co-Executrices, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of October, 2018.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of October, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca Lynn Moss and Jennifer Bracey Hughes and Michael Steven Hughes and Sean Timothy Hughes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of October, 2018.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020