Karen Y Johnson Davidson County
Batch# 156107 DEEDWARR
11/02/2018 10:13:42 AM 2 pgs
Fees: $13.00 Taxes: $865.80
20181102-0108746

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 1st day of ~~October~~ November, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/17/19
File No. G18-3305

KATIE CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Yamasa Co., Ltd, a Japanese Corporation (NAME)	Yamasa Co. Ltd., a Japanese Corporation (NAME)	026-06-0-117
Post Office Box 4090 (STREET ADDRESS)	Post Office Box 4090 (STREET ADDRESS)	
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Carleen Dowell, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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. 346 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for said County.

Being the same property conveyed to Carleen Dowell by Warranty Deed dated June 2, 2006 from Martha Jo Reeves, an unmarried person, recorded June 6, 2006, in Instrument Number 20060606-0066481, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

4. Subject to Charter of Homeowner's Association of record in Book 6396, Page 542, Book 8192, Page 65, Register's Office for Davidson County, Tennessee.

5. Subject to Common Area conveyed to Homeowner's Association of record in Book 7864, Page 369, Register's Office for Davidson County, Tennessee.

6. Subject to Easement to Madison Suburban Utility District of record in Book 4377, Page 94, Book 6636, Page 824, Register's Office for Davidson County, Tennessee.

7. Subject to Sanitary Sewer Easement of record in Book 6117, Page 290, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 741 Windsor Trace Drive, Goodlettsville, TN 37072.

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. 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.

Witness my/our hand(s) this 30th day of October, 2018.

Carleen Dowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2018, before me personally appeared Carleen Dowell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 30th day of October, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P:(901)260-4055
File No. : 18110724
TG: 7212391
Tribeca No.: 303497