Karen Y Johnson Davidson County
Batch# 162290 DEEDWARR
11/19/2018 12:06:33 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20181119-0113674

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-1-21

(AFFIX SEAL)

SARAH KATHERINE A. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., LTD., a Japanese Corporation	Same as New Owner	
	(NAME)	
P.O. Box 4090		176-05-0-041.00
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sheila Messenger n/k/a Sheila Hudson and Christopher Hudson, wife and husband, 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, that 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. 43 ON THE FINAL PLAT OF HICKORY WOODS SECTION A OF RECORD IN PLAT BOOK 6900, PAGE 511, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHEILA MESSENGER, UNMARRIED, BY WARRANTY DEED FROM CORA ELAINE BRASWELL, BEING A SINGLE PERSON, OF RECORD IN INSTRUMENT NO. 20021205-0149990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SHEILA MESSENGER HAVING SINCE BEEN MARRIED ON DECEMBER 12, 2012 AND IS NOW KNOWN AS SHEILA HUDSON. CHRISTOPHER HUDSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4608 Rockland Trail, 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/our hand(s) this 9th day of November, 2018.

WARRANTY DEED
(Continued)

Sheila Hudson

Sheila Hudson

Christopher Hudson

Christopher Hudson

STATE OF Tennessee
COUNTY OF Goodlettsville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila Hudson and Christopher Hudson, wife and husband, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd, Ste 115
Memphis, TN 38120

RT File No: 181108164
TG: 7389030
Tridecca No: 305759