RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811258

Karen Y Johnson Davidson County
Batch# 171527 DEEDWARR
12/07/2018 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $860.25
20181207-0119502

WARRANTY DEED

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2018.

NOTARY PUBLIC

My commission expires: 11/3/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co. Ltd, a Japanese Corporation P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co. Ltd, a Japanese Corporation P.O. Box 4090 Scottsdale, AZ 85261	149 02 0B 127.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Two Thousand Five Hundred and 00/100 Dollars ($232,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHNNA M. GULLUSCIO, AN UNMARRIED WOMAN AND LORI A. GULLUSCIO AND JOHN GULLUSCIO, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **YAMASA CO. LTD, A JAPANESE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Final P.U.D Plan, Planned Unit Development, Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92 through 94, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnna M. Gulluscio, an unmarried woman and Lori A. Gulluscio and John Gulluscio, wife and husband by Warranty deed from Bruce John Turner and wife, Laura Pergande Turner of record in Instrument No. 20160216-0014338 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of December, 2018.

JOHNNA M. GULLUSCIO

John Gulluscio by Lori A. Gulluscio, Attorney in Fact

JOHN GULLUSCIO BY LORI A. GULLUSCIO, ATTORNEY-IN-FACT

LORI A. GULLUSCIO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Johnna M Gulluscio and Lori A. Gulluscio, 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.

WITNESS my hand and seal, this the 5th day of December, 2018.

Notary Public
My commission expires: 11/3/20

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lori A. Gulluscio, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of John Gulluscio by Power of Attorney granted on November 1, 2010 and acknowledged that she executed the same as the free act and deed of the said John Gulluscio.

WITNESS my hand and seal, this the 3rd day of December, 2018.

SHANNON ONEILL
STATE
DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/20.

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022