Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1276

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste 115
Memphis, TN 38120
RT File No. 18110936
FNTG No. 7333090

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of December, 2018

Notary Public

Commission Expires: Sept. 7, 2022

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., LTD P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	026-07-0-116.00

Karen Y Johnson Davidson County
Batch# 175178 **DEEDWARR**
12/18/2018 10:22:53 AM 2 pgs
Fees: $13.00 Taxes: $751.10

20181218-0122809

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,

Shirley G. Vaughn, a single woman

HEREINAFTER REFERRED TO AS 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:

*II

LAND in Davidson County, Tennessee, being Lot No. 194 on the plan of Windsor Green, Phase ~~2~~, Section 1, of record in Book 6250, Page 989, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Shirley G. Vaughn, a single woman, by Warranty Deed from Randall Phillips Builders, Inc., a Tennessee Corporation, dated 8/24/1987 and recorded 8/27/1987 in Book 7336, Page 750, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 103 Southampton Court, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of December, 2018.

Shirley G. Vaughn

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shirley G. Vaughn** 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 at Hendersonville, Tennessee this 14th day of December, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

