Name and Address of New Owner:
Yamasa Co., LTD., a Japanese corporation
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Yamasa Co., LTD., a Japanese corporation
P.O. Box 4090
Scottsdale, AZ 85261
(480) 588-6121

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 176353 DEEDWARR
12/20/2018 10:29:37 AM 2 pgs
Fees: $13.00 Taxes: $818.07



20181220-0123865

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste 115
Memphis, TN 38120
RT File No. 18110869
FNTG No. 7294846

Map & Parcel No: 075 12 0A 026.00
Improved property known as: 300 Scotts Creek Place, Hermitage, TN 37076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daisy C. Cuellar, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yamasa Co., LTD., a Japanese corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Revised Cedar Creek, Phase One, as of record in Plat Book 6900, Page 848, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daisy C. Cuellar by Warranty Deed of record at Instrument No. 20111024-0082375, dated 10/14/2011 and recorded 10/24/2011, in the Register's Office of Davidson, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2018 taxes which have been paid and pro-rated as of the date of closing, 2019 and subsequent taxes assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 6900, Page 848, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of November, 2018.

Daisy C. Cuellar (SEAL)
Daisy C. Cuellar

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of November, 2018, before me personally appeared Daisy C. Cuellar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of November, 2018.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Shelby)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $221,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Sworn to and subscribed before me this
~~28th~~ day of ~~November~~, 2018.
Jan 18th December

Notary Public
My commission expires: Sept. 1, 2022
File No. 18-667