Prepared By and Return To:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Road, Ste. 115
Memphis, TN 38120
(901)260-4055

Karen Y Johnson Davidson County
Batch# 182398 **DEEDWARR**
01/10/2019 11:28:07 AM 2 pgs
Fees: $13.00 Taxes: $751.10

20190110-0002730

RT File No.: 18111016
TG: 7369896
Tribeca No. 308062

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Marilyn Brandon, a married woman** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Yamasa Co., LTD, a Japanese corporation** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 34, on the Final Plat, Calumet - Phase Two, as shown by plat appearing of record in Plat Book 7900, Page 367, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Derivation Clause: Being the same property conveyed to Marilyn Brandon by Warranty Deed of record at Instrument No. 20040528-0063063, dated 05/19/2004 and recorded 05/28/2004, in the Register's Office of Davidson County, Tennessee.

Grantor herein further warrants and covenants that the above descried property does not constitute any part of his/her homestead and that full and adequate consideration has been paid.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record in Plat Book 7900, Page 367; Easements of record at Instrument No. Book 7538, Page 676; Declaration of Covenants, Conditions & Restrictions of record at Book 7566, Page 664, Book 9751, Page 92; and Charter of Calumet Homeowners Association Inc. of record at Book 7572, Page 594, Book 7682, Page 564, all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

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IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **3rd** day of **January**, **2019**.

Marilyn Brandon

STATE OF **Tennessee**

COUNTY OF **Davidson**

I, William E. Grones, a Notary Public of the County and State first above written, do hereby certify that **Marilyn Brandon** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the **3rd** day of **January**, **2019**.

Notary Public

My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Owner Name and Address:
Yamasa Co., LTD
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
4013 Calumet Dr.
Antioch, TN 37013

Send Tax Bills To:
Yamasa Co., LTD
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
150 140A 034.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 203,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of January, 2019.

Notary Public

My Commission Expires: 5-1-21

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

REALTY TITLE®

File No. 18111016