Warranty Deed

Karen Johnson Davidson County Batch# 184983 **DEEDWARR** 01/17/2019 12:08:24 PM 3 pgs Fees: $18.00 Taxes: $851.00 20190117-0005045	STATE OF TENNESSEE COUNTY OF SHELBY The actual consideration or value, whichever is greater, for this transfer is $239,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of January, 2019. Notary Public My commission expires: 5-1-21

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Yamasa Co., Ltd.	New Owner	
P.O. Box 4090		149070A02500CO
Scottsdale, Arizona 85261		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ISAAC MITCHELL, JR., TRUSTEE OF THE ISAAC MITCHELL, JR. AND NETTIE J. MITCHELL TRUST DATED APRIL 11, 2003 AND ANGELA MITCHELL- HILL NKA ANGELA MITCHELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAMASA CO., LTD, A JAPANESE CORPORATION,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 25 on the Plan of Chelsea Village, Section 1 of record in Plat Book 7900, Pages 119 through 121, 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 Isaac Mitchell, Jr. and wife, Nettie Mitchell by Warranty deed from Michael L. Roberts and wife, Julie A. Roberts of record in Instrument No. 199912170304439 Register's Office for Davidson County, Tennessee, dated December 10, 1999 and recorded on December 17, 1999.

Being the same property conveyed to Isaac Mitchell, Jr. Trustee, and Nettie J. Mitchell, Trustee of The Isaac Mitchell, Jr. Revocable Living Trust and The Nettie J. Mitchell Revocable Living Trust by Quitclaim deed from Isaac Mitchell, Jr. and Nettie Mitchell of record in Instrument No. 20030729-0106302 Register's Office for Davidson County, Tennessee, dated July 23, 2003 and recorded on July 29, 2003, As corrected in Instrument of Correction of Quitclaim Deed of record in Instrument No. 20190117-0005044, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Mitchell-Hill by Quitclaim deed reserving Life Estates deed from The Isaac Mitchell, Jr. Revocable Living Trust of record in Instrument No. 20110125-0006945 Register's Office for Davidson County, Tennessee, dated January 19, 2011 and recorded on January 25, 2011. As corrected in Instrument of Correction of Quitclaim Deed of record in Instrument No. 20190117-0005043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 757 Dover Glen Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of January, 2019.

Angela Mitchell-Hill NKA Angela Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Mitchell-Hill NKA Angela Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of January, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003

Isaac Mitchell, Jr., Trustee

STATE OF MICHIGAN
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Isaac Mitchell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Isaac Mitchell, Jr. and Nettie J. Mitchell Trust dated April 11, 2003, and is authorized by the trust document to execute this instrument on its behalf.

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

Notary Public

My Commission Expires:

4/24/2024

[redacted]
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Apr. 24, 2024
Acting in the County of Oakland