WARRANTY DEED

Karen Johnson Davidson County
Batch# 194272 DEEDWARR
02/12/2019 09:13:42 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190212-0012960

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$225,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF February,2019.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: Sept. 7, 2022
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 042
Yamasa Co., LTD P.O. Box 4090 Scottsdale, AZ 85261	Same	GROUP 08 0 PARCEL 053.00

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, we,

Yanira Ortiz and David A. Ortiz, wife and husband

Hereinafter called 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:

Land in Davidson County, Tennessee, being Lot No. 49, Heritage Place Subdivision, as shown on plat of record in Plat Book 5200, Page 628, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyded to Yanira Ortiz and David A. Ortiz by Quitclaim Deed from Jeud Roman and Guirnalda Roman dated January 28, 2019, and recorded February 4, 2019, recorded in Instument No. 20190204-0010574, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Yanira Ortiz and David A. Ortiz and Jeud Roman and Guirnalda Roman by Warranty Deed from Secretary of Housing and Urban Development, dated November 18, 2013 and recorded November 26, 2013, of record in Instrument No. 20131126-0121163, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **433 Amquiwood Court, Madison, Tennessee 37115.**
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 GRANTEES, their heirs and assigns, forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 4th day of February, 2019.

Yanira Ortiz

David A. Ortiz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Yanira Ortiz and David A. Ortiz, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Realty Title and Escrow Company Inc
6525 N Quail Hollow Rd, STE 115
Memphis, TN 38120

(901)-260 - 4055

RT File No ~~1911024~~ 19110024
TG: 7419767
Tribeca No.: 308904