Karen Johnson Davidson County
Batch# 194276 DEEDWARR
02/12/2019 09:15:56 AM 2 pgs
Fees: $13.00 Taxes: $862.10
20190212-0012964

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Katie Craddock
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2019.

NOTARY PUBLIC

My commission expires: 1-14-23

RECORD AND RETURN TO:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
(901)260-4055
RT File No.: 19110009
TG: 7401903
Tribeca No.: 308581

TRACY MARTIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY My Commission Expires January 14, 2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069
File No.: TN1911430

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	150-12-0-A-062.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Three Thousand and 00/100 Dollars ($233,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW SCHULTE AND TALIA SCHULTE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 683, on the Plan of Somerset, Phase III, a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 858, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Matthew Schulte and Talia Schulte, husband and wife, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 6/8/2012, recorded 6/12/2012, of record in Instrument No. 20120612-0051286, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3708 Seasons Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of February, 2019.

MATTHEW SCHULTE

TALIA SCHULTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matthew Schulte and Talia Schulte, 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 seal, this the 1st day of February, 2019.

Notary Public

Tahira Pyszka
Printed Notary Name

My commission expires: 8.22.21

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY