Karen Johnson Davidson County
Batch# 195229 DEEDWARR
02/14/2019 09:50:17 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20190214-0013780

WARRANTY DEED

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.: 19110012
TG: 7403839
Tribecca No.: 308557

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 12th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Yamasa Co., Ltd.	Yamasa Co., Ltd.	108 12 0 182.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deborah K. Alexander, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 18 on the Plan of Section 3, Trailwood, of record in Book 6900, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas A. Alexander and wife, Deborah K. Alexander by Warranty Deed from Michael L. Chambers, unmarried, James S. Chambers, unmarried dated October 23, 2006 and recorded October 26, 2006 as Instrument No. 20061026-0133003, in said Register's Office for Davidson County, Tennessee. The said Thomas A. Alexander having died on November 16, 2006 survived by and having been continuously married to Deborah K Alexander, leaving Deborah K. Alexander as the surviving tenant by entirety. Also see Affidavit of Heirship recorded June 5, 2007 as Instrument No. 200706050066700.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3321 Quail Run Ct, Nashville, TN 37214

File Number: GRN-1900331SSO

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 our hands this 8th day of February 2019

Deborah K. Alexander

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Deborah K. Alexander, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2019.

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: GRN-1900331SSO