Prepared by:

Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

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.: 19110037
TG: 7439822
Tribeca No.: 309307

04-1901-57149

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 22ND day of February, 2019.

Notary Public

My commission expires: Sept. 7, 2022

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

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	150 09 0A 075.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phyllis J. Towery, unmarried,** hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to **Yamasa Co., Ltd., a Japanese Corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN., being Lot No. 229 on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Phyllis J. Towery by Warranty Deed from Jason L. Wilkerson, dated October 5, 2005, recorded October 12, 2005, of record in Instrument No. 20051012-0123050, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 3524 Calais Circle, Antioch, TN 37013.

Karen Johnson Davidson County
Batch# 198694 DEEDWARR
02/25/2019 11:04:03 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20190225-0016743

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 this 21st day of February, 2019.

Phyllis J. Towery

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, Phyllis J. Towery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 21st day of February, 2019.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20