Name and Address of New Owner:
Yamasa Co., Ltd.
P O Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Same as New Owner

Record and Return To:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
(901)-260-4055
RT File No: 19110041
TG: 7444584
Tribeca No: 309371

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 062-02-0A-166.00-CO

Karen Johnson Davidson County
Batch# 199878 **DEEDWARR**
02/27/2019 10:39:53 AM 2 pgs
Fees: $13.00 Taxes: $782.55

20190227-0017751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nelmy Calderon, an unmarried woman and Renan Rivas, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yamasa Co., Ltd, a Japanese Corporation** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 166 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Pages 158-159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Nelmy Calderon, an unmarried woman and Renan Rivas, an unmarried man, as tenants in common with right of survivorship from Blake R. Kovrig by Warranty Deed dated October 7, 2016 of record in Instrument No. 20161012-0108036, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2805 Steamboat Drive, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF RIVER TRACE ESTATES, PHASE I, SECTION II, OF RECORD IN PLAT BOOK 6900, PAGES 158-159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25 th day of February, 2019.

Nelmy Calderon (SEAL)
Nelmy Calderon

Renan Rivas (SEAL)
Renan Rivas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 th day of February, 2019, before me personally appeared Nelmy Calderon and Renan Rivas, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 25 th day of February, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $211,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26th day of February, 2019.

Linda A. Gray
Notary Public
My commission expires: Sept. 7, 2022
File No. 2019-146

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

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