Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad Street, Ste 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 6th of March, 2019.

Notary Public
My commission expires: 1-14-23

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

Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P: (901) 260-4055
RT File No. 19110063
TG: 7463055
Tribeca No. 309690

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	150-14-0-A-030.00 CO

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, **James Porter and Karen Porter, Husband and wife**, 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, Tennessee, being Lot 30, on the Plan of Final Plat Calumet -Phase Two, of record in Book 7900, Page 367, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to James Porter and Karen Porter, husband and wife by Warranty Deed from Jay W. Beauchene, unmarried, dated September 12, 2016, of record in Instrument No. 20161216-0132191, 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 **4008 Calumet Drive, Antioch, TN 37013**

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.

Karen Johnson Davidson County
Batch# 204090 DEEDWARR
03/11/2019 09:53:58 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190311-0021804

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 ___ day of March 2019.

James Porter

Karen Porter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, James Porter and Karen Porter, 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 Murfreesboro, TN, this 7th day of March, 2019.

Notary Public

My Commission expires: 05/19/20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020