Karen Johnson Davidson County
Batch# 207240 DEEDWARR
03/19/2019 09:20:13 AM 2 pgs
Fees: $13.00 Taxes: $873.20
20190319-0024731

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.: 19110066
TG: 7466378
Tribeca No.:309290

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

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is **$236,000.00**.

Affiant

Subscribed and sworn to before me, this 14th day of **March, 2019.**

Notary Public

My commission expires: 1-14-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Yamasa Co., LTD., a Japanese Corporation	**Yamasa Co., LTD., a Japanese Corporation**	**151-09-0A-172.00-CO**
P.O. Box 4090	**P.O. Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Efe K. Owen and wife, Demetria L. Owen

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Yamasa Co., LTD., a Japanese Corporation

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764; as corrected by Surveyor's Certificate of Correction of record in Book 9813, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Efe K. Owen and wife, Demetria L. Owen by Warranty deed from David Orman Hamilton, unmarried of record in Instrument No.

20070418-0045995 Register's Office for Davidson County, Tennessee, dated April 13, 2007 and recorded on April 18, 2007.

This is improved property known as **4340 Cambridge Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of March, 2019.

Efe K. Owen

Demetria L. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Efe K Owen and Demetria L Owen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of March, 2019.

Notary Public
My Commission Expires: 4.26.19

SolomonParks File No. 19-000029-526

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY