WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$240,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF MARCH, 2019

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 209886 DEEDWARR
03/26/2019 09:06:02 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190326-0027080

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Yamasa Co., LTD a Japanese Corporation	**Same as New Owner**	149 10 0 081.00
(Name) **P.O. Box 4090**	(Name)	
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MAHER IBRAHIM HENIN AND ABIR HENIN, husband and wife** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAMASA CO., LTD, A JAPANESE CORPORATION** HEREINAFTER CALLED THE GRANTEE(S), 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. 16 on the Plan of Section Two, Hunter's Run, of record in Book 9700,page 399, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maher Ibrahim Henin, by Warranty Deed of record at Instrument No. 20091104-0102042, dated 10/29/2009 and recorded 11/04/2009, in the Register's Office of Davidson, Tennessee. Abir Henin, spouse of Maher Ibrahim Henin, for consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interest of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed proprety by virtue of his/her marriage to Maher Ibrahim Henin.

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.

Executed by my hand this 22nd Day of March 2019.

MAHER HENIN
Maher Ibrahim Henin

Abir Henin
Abir Henin

STATE OF Tennessee

County OF Davidson

Before Me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Maher Ibrahim Henin and Abir Henin** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of March, 2019.

Marian F Mansour
Notary Public

My Commission Expires: _____

Please return to
Realty Title & Escrow
6525 N. Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 19110074
TG: 74719U4
TB: 3092UU8

