WARRANTY DEED

Karen Johnson Davidson County
Batch# 211770 DEEDWARR
03/29/2019 02:25:55 PM 2 pgs
Fees: $13.00 Taxes: $784.40

20190329-0028715

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

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$212,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES: 1-14-23

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.	**SAME AS NEW OWNER**	108150A018.00
(Name)	(Name)	
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(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, **TEREZA GABER now known as TEREZA KAMAL AND, husband, MAGDY EBIED,** EREINAFTER 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:

Being Lot No. 18 on the Plan of Percy Priest Woods Subdivision (Revisions of Cheswicke Park P.U.D.), as of record in Book 9700, Page 384, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tereza Gaber by Cash Deed for Tennessee of record at Instrument No. 20140828-0078840, dated 08/27/2014 and recorded 08/28/2017, in the Register's Office of Davidson County, Tennessee.

Tereza Kamal covenants she is one and the same as Tereza Gaber.

Magdy Ebied, spouse of Tereza Gaber now known as Tereza Kamal, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interest of any kind whosoever, including any and all marital or homestead he may have in the aforedescribed by virtue of his marriage to Tereza Gaber now known as Tereza Kamal. Tereza Kamel covenants she is one in the same as Tereza Gaber.

Improved proprety adress: 736 Woodcraft Dr., Nashville, TN 37214.

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 26th Day of March 2019.

Tereza Kamal

Tereza Kamal

Magdy Ebied

Magdy Ebied

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the County of and State of Tennessee, do hereby certify that Tereza Kamal and Magdy Ebied personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of March, 2019.

Notary Public

My Commission Expires: 01-06-2020

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
P- 901-260-4055
File No. 19110099
TG: 7491262
Tribeca No. 310334