Karen Johnson Davidson County
Batch# 223239 DEEDWARR
04/29/2019 10:32:02 AM 2 pgs
Fees: $13.00 Taxes: $882.45
20190429-0039018

Prepared By & Return To:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110096
TG: 7488426

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **William E. Puckett and Kelly L. Puckett, husband and wife** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Southfork, Section Two, as of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of **Warranty Deed** of record at **Instrument Number 20160428-0041652** in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 6250, Page 386; Declaration of Covenants, Conditions & Restrictions of record at: Book 6906, Page 733, as amended at Book 9291, Page 955; Other: Charter of Southfork Homeowners Association of record at Book 6790, Page 998, all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

REALTY TITLE®

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 24 day of **April, 2019**.

William E. Puckett

Kelly L. Puckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **William E. Puckett and Kelly L. Puckett**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of April, 2019.

Notary Public

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

(SEAL)

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

Property Address:
4501 S. Trace Blvd
Old Hickory, TN 37138

Send Tax Bills To:
Yamasa Co., Ltd.,
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
063 120 027.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 238,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of April, 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

File No. 19110096

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