Karen Johnson Davidson County
Batch# 230090 DEEDWARR
05/15/2019 09:35:09 AM 2 pgs
Fees: $13.00 Taxes: $691.90
20190515-0045684

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Katie Craddock
Affiant

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

Notary Public
My commission expires: 1-14-23

TRACY MARTIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY My Commission Expires

Record & return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd., Ste145
Memphis, TN 38120
P: (901)260-4055
File No.: 1911081
TG: 7545621

03-1904-38857

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	062 02 0A 010.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary I. Hatcher Bryan**, a married woman hereinafter referred to as 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:

Being Lot No. 76-A on the Plan of Subdivision of River Trace Estates, Phase I, Sec I, as of record in Plat Book 6250, Pages 996 & 997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary I Hatcher by Warranty Deed of record at Instrument No. 20090427-0037578, dated April 21, 2009 and recorded April 27, 2009, in the Register's office of Davidson County, Tennessee.

- Mary I Hatcher Bryan covenants she is on in the same as Mary I Hatcher.
- The subject property is not nor has it ever been the principal residence of the spouse or any minor children of the GRANTOR.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2729 River Bend 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, 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, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 10th day of May, 2019.

Mary I. Hatcher Bryan

Mary I. Hatcher Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary I. Hatcher Bryan** 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 Nashville, TN, this 10th day of May, 2019.

Notary Public

My Commission expires: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY