Warranty Deed

Record & Return To: Realty Title & Escrow Co. 6525 N. Quail Hollow Road, STE 1 Memphis, TN 38120 P: (901) 260-4055 File No.: 19110248 TG: 7624150 TRACY MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires January 14, 2023	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Shelby The actual consideration or value, whichever is greater, for this transfer is $242,000.00 Affiant Subscribed and sworn to before me, this the 30th day of May, 2019. Notary Public My commission expires: 1-14-23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Yamasa Co., Ltd.	New Owner	151-01-0A-074.00-CO
P. O. Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID EARL INZER, UNMARRIED**, 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), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, known and designated as 412 Bridgeton Cove Court, Antioch, Tennessee, and being Lot 74 of the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David Earl Inzer by Warranty Deed from Earl F. Hayes and Evelyn L. Hayes of record in Instrument No. 20050727-0087338 Register's Office for Davidson County, Tennessee, dated July 14, 2005 and recorded on July 25, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 412 Bridgeton Cove Court Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Karen Johnson Davidson County
Batch# 237557 DEEDWARR
06/03/2019 09:50:03 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20190603-0052325

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2019.

David Earl Inzer by David Williams, Attorney in Fact

David Earl Inzer by David Williams,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2019, before me personally appeared David Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David Earl Inzer as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of David Earl Inzer.

Witness my hand and seal this 24th day of May, 2019.

J. B. Miller

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for DAVID EARL INZER, by virtue of a Power of Attorney duly executed by the said DAVID EARL INZER, and:

☐ appearing of record at Instrument No. 20190603-0052324 in the Register's Office of DAVIDSON County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said DAVID EARL INZER, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

DAVID WILLIAMS

SWORN to and subscribed before me, this the 28th day of May, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022