WARRANTY DEED

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
(901)260-4055
RT File No.: 19110275
TG: 7645483

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 IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
YAMASA CO, LTD.	YAMASA CO, LTD.	162 16 0E 019.00CO
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 243619 **DEEDWARR**
06/17/2019 08:27:23 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20190617-0057636

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I TAE IL KIM**, an unmarried man, 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 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. 58 on the plan of Section One, Bell Crest, R10 Residential P.U.D., as of record in Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tae Il Kim, unmarried by Warranty Deed from John P. McCormick, unmarried, dated 01/22/1999 and 02/02/1999, of record in Book 11322, Page 225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 7900, Page 753; (2) Covenants, conditions, easements and restrictions recorded in Book 9408, Page 320, Supplement and Amendment recorded in Book 9613, Page 20; (3) Articles of Incorporation of Bell Crest Homeowners Association, Inc., record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1513 Bell Trace Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 5th day of June, 2019.

TAE IL KIM

State of New York
County of New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TAE IL KIM**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of June, 2019.

Reiko Numata
Notary Public:
My Commission Expires: 3/6/21

REIKO NUMATA
Notary Public, State of New York
No. 01NU6355267
Qualified in New York County
Commission Expires March 6, 2021

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064