Prepared By
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0323

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,009.00

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2019

Notary Public

Commission Expires: 1-14-23

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

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. Ste 115
Memphis, TN 38120
P: (901)260-4055
File No. : 19110305
TG: 7677719

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., Ltd., P.O. Box 4090 Scottsdale, AZ 85261 (480) 588-6121	Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261 (480) 588-6121	050-03-0B-027.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard Willis and Alicia Willis, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yamasa Co., Ltd., a Japanese corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 27 on the Final Plat of Mulberry Downs, Phase I, as shown by plat appearing of record in Plat Book 7900; Pages 84-88, (previously part of Boundary Plat in Book 6900, Page 940), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Richard K. Willis, an unmarried man and Alicia A. Aldridge, an unmarried woman by Warranty Deed from Destinee Rogers, married of record in Instrument No. 20130530-0054518, Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on May 30, 2013. (Value of consideration shown in aforementioned deed $128,900.00.)

Being the same property conveyed to Richard Willis and Alicia Willis, husband and wife by Quitclaim Deed from Richard K. Willis and Alicia A. Aldridge (nka Alicia Willis) of record in Instrument No. 20161025-0112625, Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 25, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1052 Mulberry Way, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

Karen Johnson Davidson County
Batch# 249246 DEEDWARR
06/27/2019 09:13:20 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20190627-0062217

This is improved property known as: 1052 Mulberry Way, Nashville, TN 37207

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

Dated this the 21st day of June, 2019.

Richard Willis

Alicia Willis

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Willis and Alicia Willis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 21st day of June, 2019.

Notary Public
My Commission Expires: 10/14/2029

(Notary Seal)

