WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Shelby
Record & Return To: Realty Title & Escrow Co. 6525 N. Quail Hollow Rd. STE 115 Memphis, TN 38120 P:(901) 260-4055 File 296o.: 191100 TG: 7668300	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2019. Notary Public MY COMMISSION EXPIRES: 1-14-23 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Yamasa Co., Ltd. a Japanese Corporation	Yamasa Co., Ltd. a Japanese Corporation	075 05 0 101.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Fred S. Wilharm and wife, Sharon L. Wilharm**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 3, Section One, Hermitage Place, as shown on plat of record in Plat Book 6900, Page 206, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fred S. Wilharm and wife, Sharon L. Wilharm by Warranty Deed from James D. Huggins, married dated September 28, 2007 and recorded October 02, 2007 as Instrument No. 20071002-0117365, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 228 Bonnavue Dr., Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 249248 **DEEDWARR**
06/27/2019 09:14:39 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20190627-0062218

File Number: MTJ-1905479SSO

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 do 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 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 our hands this 14 day of June, 2019

Fred S. Wilharm

Sharon L. Wilharm

STATE OF TENNESSEE

COUNTY OF SUMNER

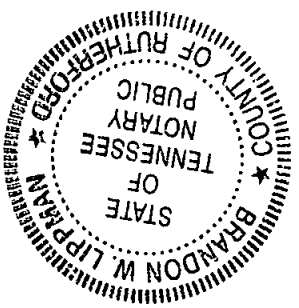
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Fred S. Willharm and Sharon L. Willharm, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2019.

Notary Public

My Commission Expires: 2020-19

(SEAL)



File Number: MTJ-1905479SSO