Karen Johnson Davidson County
Batch# 249251 DEEDWARR
06/27/2019 09:16:09 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20190627-0062224

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No: 19110247
TG: 7624085

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Lisa Greer, an unmarried woman,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Yamasa Co., Ltd., a Japanese Corporation** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee, being Lot No. 467, on the Plan of Priest Lake Park, Section 7-B, of record in Plat Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Quitclaim Deed of record at Instrument Number 20130814-0085332 in the Register's Office of Davidson, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 5200, Page175; Declaration of Covenants, Conditions & Restrictions of record at: Book 5456, Page 569; all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

REALTY TITLE®

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **14th** day of **June**, **2019**.

Lisa Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Lisa Greer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of June, 2019.

Notary Public

My Commission Expires: 5-1-21

(SEAL)

SARAH KATHERINE A WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Owner Name and Address:
Yamasa Co., Ltd.
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
376 Clearlake Dr. W.
Nashville, TN 37217

Send Tax Bills To:
Yamasa Co., Ltd.
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
136 10 0 056.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 208,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Gray, Agent
Affiant

Subscribed and sworn to before me this 25th day of June 2019.

Notary Public

My Commission Expires: 1-14-23

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

File No. 19110247

REALTY TITLE®