Karen Johnson Davidson County
Batch# 249252 DEEDWARR
06/27/2019 09:17:53 AM 2 pgs
Fees: $13.00 Taxes: $919.45
20190627-0062225

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Yamasa Co., Ltd.
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILL TO:
Yamasa Co., Ltd
P.O. Box 4090
Scottsdale, AZ 85261

MAP/PARCEL 150-03-0-287.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason G. Willaford and wife, Adrienne M. Willaford, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Yamasa Co., Ltd., a Japanese corporation, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 598, on the Plan of Section Two, Kensington of Priest Lake of record in Plat Book 6250, Page 593, Register's Office for said County.

Being the same property conveyed to Jason G. Willaford and wife, Adrienne M. Willaford by Warranty deed from Lucille S. Wright unmarried of record in Instrument No. 20120809-0071044 Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 09, 2012.

This is improved property known as: **3933 Hillshire Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 14th day of June, 2019.

WITNESS MY HAND on this the 13th day of June, 2019

Jason G. Willaford

Adrienne M. Willaford

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason G. Willaford and Adrienne M. Willaford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of June, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual value or consideration, whichever is greater, for this transfer is $248,500.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO: Realty Title & Escrow
6525 Quail Hollow Ste 115
Memphis, TN 38120
901-260-4055
RT No: 19110266
FNTG 7638507

File No: 190262