Karen Johnson Davidson County
Batch# 249259 DEEDWARR
06/27/2019 09:21:31 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20190627-0062236

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110320
TG: 7685090

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, **Paul Dennis Byrum, an unmarried man** ("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. 137 on the Plan of Section One, Hunter's Branch Subdivision, Planned Unit Development, recorded in Plat Book 6250, Page 513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Derivation Clause: Said property being one and the same property conveyed to Paul Dennis Byrum and wife, Deborah T. Byrum, by way of Warranty Deed of record at Record Book 6775, Page 499 in the Register's Office of Davidson, Tennessee; Deborah T. Byrum died on or about April 3, 2011, survived by and having been continuously married to Paul Dennis Byrum.

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 6250, Page 512; Plat Book 6250, Page 513; Plat Book 6200, Page 934; Declaration of Covenants, Conditions & Restrictions of record at: Book 6601, Page 7; Book 6612, Page 885; Charter of Hunter's Branch Homeowners' Association of record in Book 6632, Page 424, Book 8923, Page 318, Book 8923, Page 319, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **20th** day of **June**, **2019**.

Paul Dennis Byrum
Paul Dennis Byrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **Paul Dennis Byrum**, 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 20 day of June, 2019.

Notary Public

My Commission Expires:

(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

Property Address:
1701 Hunters Branch Rd.
Antioch, TN 37013

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

Tax Parcel ID Number:
172 08 0A 137.00 CO

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 **$ 229,900.00**, 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 20th 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. 19110320

REALTY TITLE®