WARRANTY DEED

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 19110350
TG: 7691309

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,375.00.

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th 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
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0467

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co., Ltd.	Yamasa Co., Ltd.	Map: 150-03-0-443.00
(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 TWO HUNDRED FORTY-FOUR THOUSAND THREE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS ($244,375.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT M. CARTER, A SINGLE MAN,

HEREINAFTER CALLED 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. 391 on the Plan of Section Eight, "The Country", of record in Plat Book 6250, Pages 912 - 913, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Carter, a single man, by Warranty Deed from Shirley M. Carter, a single woman, of record in Instrument No. 20130215-0015843, dated February 12, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 912 and 913, Plat Book 6250, Pages 779 and 780, Plat Book 6250, Pages 907 and 908, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6764, Page 735, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3413 Westcliffe Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 249261 DEEDWARR
06/27/2019 09:22:42 AM 2 pgs
Fees: $13.00 Taxes: $904.19
20190627-0062238

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 25th day of June, 2019.

Robert M. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of June, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.