Karen Johnson Davidson County
Batch# 254029 DEEDWARR
07/09/2019 10:30:06 AM 2 pgs
Fees: $13.00 Taxes: $935.36
20190709-0066670

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

WARRANTY DEED

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,799.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF July, 20 19.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

Record& Return to:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
P: (901)260-4055
RT File No. 19110290
TG:7664913

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., Ltd.	Yamasa Co., Ltd.	149 02 0 046.00
(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 CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Esfandiyar Gharaei and spouse, Vajiheh Gharaei** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd., a Japanese Corporation,** HEREINAFTER CALLED THE GRANTEE, IT'S 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. 46, on the Plan of Phase One, Oakwood Subdivision, as of record in Book 6900, Page 935, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Esfandiyar Gharaei and spouse, Vajiheh Gharaei by Warranty Deed and Irrevocable Durable Power of Attorney of record at Instrument Number 20020205-0015564, in said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, page 935; Book 5612, page 255; Book 7981, page 478; Correction in Book 8313, page 17; Book 9237, page 1; Amended in Book 8038, page 838; Book 9781, page 987; Book 10650, page 785, and in Instrument Number 20001002-0096900, said Register's office; and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2517 Oak Forest Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of June, 2019.

Esfandiyar Gharaei

Vajiheh Gharaei

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Esfandiyar Gharaei and Vajiheh Gharaei**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019