This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $243,000.00.

Michelle Martin
Affiant

Subscribed and sworn before me this the 23 day of July, 2019.

Notary Public
My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Karen Johnson Davidson County
Batch# 261204 DEEDWARR
07/24/2019 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $899.10
20190724-0072525

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yamasa Co., Ltd P. O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd P. O. Box 4090 Scottsdale, AZ 85261	172-08-0A 057.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WANDA L. NELSON, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to YAMASA CO., LTD, A JAPANESE CORPORATION, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Two - A, Hunters Branch Planned Unit Development of record in Plat Book 6250, Page 819, amended in Book 6815, Page 77 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wanda L. Nelson by Quitclaim deed from Joe E. Wright, a one-half (1/2) undivided interest of record in Instrument No. 20171106-0113400 Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded on November 06, 2017.

Being the same property conveyed to Joe E. Wright, a one-half undivided interest by Warranty deed from Wanda L. Nelson of record in Instrument No. 20110518-0038149 Register's Office for Davidson County, Tennessee, dated May 05, 2011 and recorded on May 18, 2011.

Being the same property conveyed to Wanda L. Nelson, an unmarried person by Warranty deed from Andrew B. Mosley, an unmarried man of record in Instrument No. 20040907-0107330 Register's Office for Davidson County, Tennessee, dated August 26, 2004 and recorded on September 07, 2004.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1444 Hunter's Branch Rd, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23 day of July, 2019.

Wanda L. Nelson

Wanda L. Nelson

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda L. Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2019.

My commission expires: 9-20-20

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

wdn

True Copy Certification

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020