Karen Johnson Davidson County
Batch# 264825 DEEDWARR
07/31/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20190731-0075539

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

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

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

Affiant

Subscribed and sworn to before me, this 31 day of July, 2019.

Notary Public
My commission expires: 8/11/20

Address of New Owner:	Send Tax Bills to:	Tax Information
YAMASA CO., LTD. A JAPANESE CORPORATION P. O. BOX 4090 SCOTTSDALE, AZ 85261	NEW OWNER Yamasa Co. Ltd, a Japanese corporation P.O. Box 4090 Scottsdale, AZ 85261	173-15-0A-038.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID ROLAND BAYER, JOINED BY LYNDA GAY BAYER HIS WIFE,** hereinafter referred to as Grantor, has bargained and sold, and does 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 in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, Page (s) 27 and 28, 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 David Roland Bayer, married by Warranty deed from Jason Minor and wife, Amanda Minor of record in Instrument No. 20070503-0053335 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 03, 2007.

This property is improved property known as 1241 BENDING CREEK DRIVE, ANTIOCH, TN 37013.

LYNDA GAY BAYER JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HER MARITAL INTEREST, IF ANY, IN SUBJECT PROPERTY.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of July, 2019.

David Roland Bayer by Lynda Gay Bayer
DAVID ROLAND BAYER, BY LYNDA GAY BAYER, HIS ATTORNEY IN FACT

Lynda Gay Bayer
LYNDA GAY BAYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LYNDA GAY BAYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and she also acknowledged that she is the attorney in fact for DAVID ROLAND BAYER, and executes this instrument on behalf of DAVID ROLAND BAYER for the purposes therein contained and has authority to so act.

Witness my hand in NASHVILLE, TENNESSEE, this 30th day of JULY, 2019.

Notary Public

My Commission expires: 11/08/22 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Ashley Washington, 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.

Ashley Washington

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Ashley Washington, 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

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