Karen Johnson Davidson County
Batch# 267235 DEEDWARR
08/06/2019 08:48:40 AM 2 pgs
Fees: $13.00 Taxes: $935.07
20190806-0077790

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110542
TG: 7775545

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, **Thomas Buck and Kelsey Buck, husband and wife** ("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 437, as shown on the map entitled Section Nine, "The Country", of record in Plat Book 6900, pages 285 and 286, 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 Grantor herein by way of Quitclaim Deed of record at Instrument Number 20170705-0067118 in the Register's Office of Davidson, Tennessee;

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 6900, Page 285; Easements of record at: Book 7402, Page 977; Corrected at Book 7404-292; 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.

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IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **2nd** day of **August, 2019.**

Thomas Buck

Kelsey Buck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said State and County, Thomas Buck and Kelsey Buck, 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 1st day of August, 2019.

Notary Public

My Commission Expires: 11-3-20

(SEAL)

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

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

Property Address:
1020 Ainsworth Cir
Antioch, TN 37013

Tax Parcel ID Number:
150 030 383.00

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 **$ 252,721.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of August, 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. 19110542

REALTY TITLE®