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: 19110470
TG: 7737390

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2019
August

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., LTD	Yamasa Co., LTD	15011019300
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 267250 DEEDWARR
08/06/2019 08:57:59 AM 2 pgs
Fees: $13.00 Taxes: $819.55

20190806-0077809

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we K & B Property Investors, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Yamasa Co., LTD,*and/or its assigns, hereinafter called the GRANTEE(S), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*a Japanese Corporation,

Land in Davidson County, Tennessee, being Lot No. 312, on the Plan of Section Four – A, Towne Village of the Country, of record in Plat Book 6250, pages 20 and 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to K & B Property Investors, LLC, a Tennessee limited liability company by Warranty Deed from William Allen Basinger and wife, Georgia D. Basinger, dated 1/4/2019 and recorded 1/10/2019 at Instrument No. 20190110-0002779, said Register's Office.

Subject to: All matters shown on the plat of record in Plat Book 6250, Page 20 and Plat Book 6250, Page 21, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6304, Page 985, Register's Office for Davidson County, Tennessee, together with all amendments thereto.

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.

unimproved ☐

This is improved ☒ 520 Spring Garden Court, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15 day of July, 2019.

K&B PROPERTY INVESTORS, LLC

By: _____
Kyle Jarrett, Managing Member

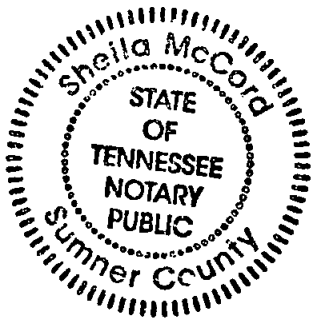
By: _____
Brittney Jarrett, Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kyle Jarrett and Brittney Jarrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Members of K & B Property Investors, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein.

Witness my hand and Official seal this 15 day of July, 2019.

_____
Notary Public:
My Commission Expires: 2/1/23



PREPARED BY:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122