WARRANTY DEED

Record and Return to:
Realty Title and Escrow Co
6525 N. Quail Hollow Road
Suite 115
Memphis, TN 38120
P: 901-260-4055
File #:19110297
TG: 7668883

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2019 August 3rd

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., Ltd. a Japanese Corporation	Yamasa Co., Ltd.	053060B10400CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 267252 **DEEDWARR**
08/06/2019 08:59:27 AM 2 pgs
Fees: $13.00 Taxes: $836.20

20190806-0077811

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Heather Lowe and Matthew Lowe,wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., Ltd. a Japanese Corporation,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 on the Plan of Phase 5B, Waterford, R10 Residential P.U.D., as shown by plat of record in Plat Book 7900, Pages 838 and 839, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Heather Gammon (now known as Heather Lowe) and Matthew Lowe, wife and husband, as joint tenants by Warranty Deed from Kevin Malloy and Elizabeth Malloy, husband and wife of record in Instrument #20150501039462, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2007 Waterford Dr., Old Hickory, TN 37138
(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 our hands this 12th day of July, 2019.

Heather Lowe

Matthew Lowe

State of Tennessee
County of Rutherford

Personally appeared before me Heather Lowe and Matthew Lowe, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of July, 2019.

Notary Public Carla R. Dillard
My Commission Expires: 2.8.21

File No.: 1455

