Karen Johnson Davidson County
Batch# 267258 DEEDWARR
08/06/2019 09:03:51 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190806-0077822

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

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF August, 2019.

(Affix Seal) Notary Public

My Commission Expires: 1-14-23

YAMASA-H19211

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Yamasa Co., Ltd	Yamasa Co., Ltd	164-10-0A-127.00-CO
PO Box 4090	PO Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

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 consideration, the receipt of which is hereby acknowledged, I/we, MIRANDA R. OWENS AND ANTOINE R. OWENS, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto YAMASA CO., LTD, A JAPANESE CORPORATION, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached **EXHIBIT A**

( ) unimproved
This is (X) improved property known as 2621 Mountain Dale Court, Antioch, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 29 day of July, 2019 :

Miranda R. Owens

Miranda R. Owens

Antoine R. Owens

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MIRANDA R. OWENS AND ANTOINE R. OWENS, WIFE AND HUSBAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 29 day of July, 2019.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Return To:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 19110525
FNTG 7759105

Exhibit "A"

Legal Description: Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Village Two, Summerfield, of record in Plat at Instrument No. 20000929-0096421, 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 titleholder named herein by way of Warranty Deed of record at Instrument No. 20150313-0021582 in the Said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Subdivision restrictions, building lines and easements of record in 20000929-0096421; By-Laws of record at Book 11648, Page 662; 20010504-0046261; Quit Claim Deed to HOA of record at Instrument No. 20010514-0049520; Easement(s) of record in Book 1141, Page 327; 20000113-0004777;20000913-0091248; 20000913-0091249; 20000913-0091247; 20000809-0079074; 20000824-0083643; Declaration of Covenants, Conditions and Restrictions of record at Book 11588, Page 484; Book 11669, Page 376; 20010308-0021946, 20010504-00463260; 20030527-0071168; Charter of Summerfield Homeowners Association Inc of record at Book 11648, Page 660; 20010326-002853; all in the Said Register's Office. Including all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

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

Property Address:
2621 Mountain Dale Ct
Antioch, TN 37013

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

Tax Parcel ID Number:
164 10 0A 127.00CO