WARRANTY DEED

Karen Johnson Davidson County
Batch# 276255 DEEDWARR
08/26/2019 09:42:14 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190826-0085356

W-RM-19-4977

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yamasa Co., Ltd.	**Yamasa Co., Ltd.**	
(NAME)	(NAME)	
P.O. Box 4090	**P.O. Box 4090**	**173-04-0A-167.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261 **(480)588-6121**	**Scottsdale, AZ 85621** **(480)588-6121**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ANDREW J. AULT AND KATIE L. HARRAH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 167 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page 435, Register's Office for said County.

Being the same property conveyed to Andrew J. Ault and Katie L. Harrah, joint tenants with rights of survivorship by Warranty Deed from Alfredo Garcia and wife, Carolina Garcia of record in Instrument No. 20120917-0084421 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 17, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7350, Page 24 and re-recorded in Book 7367, page 587 and amended in Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and amended in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement of record in Instrument Number 20001020097139, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7337, Page 529, Book 7473, Page 697, and in Instrument Number 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Easement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448 and Book 7748, Page 453, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to the Homeowners Association of record in Book 7473, Page 697, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4977 Alexis Drive, 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(S), their heirs and 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), 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 the 15th DAY OF AUGUST, 2019.

Andrew J. Ault

Katie L. Harrah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW J. AULT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE L. HARRAH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 19110528
TG: 7760640