Karen Johnson Davidson County
Batch# 277502 DEEDWARR
08/29/2019 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $819.55
20190829-0087092

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $221,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2019.

Notary Public

My commission expires: 8/11/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Yamasa Co. Ltd, a Japanese Corporation	Yamasa Co. Ltd, a Japanese Corporation	163-11-0-008.00
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jerry W Baggett and wife, Patricia A Baggett

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Yamasa Co. Ltd, a Japanese Corporation

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Final Plat, Baby Ruth Lane Estates of record in Plat Book 9700, Page 611, and amended in Plat Book 8250, Page 997, 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 Jerry W. Baggett and wife, Patricia A. Baggett by Warranty deed from Ephraim M. Old III of record in Book 11354, page 957, Register's Office for Davidson County, Tennessee, dated February 22, 1999 and recorded on February 25, 1999.

This is improved property known as **2979 Baby Ruth Lane, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of August, 2019.

Jerry W Baggett

Patricia A Baggett

STATE OF TENNESSEE/
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jerry W Baggett and Patricia A Baggett, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of August, 2019.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
September 30, 2019

SolomonParks File No. 19-000168-524

SP 11/2015

True Copy Certification

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020