Karen Johnson Davidson County
Batch# 282112 DEEDWARR
09/06/2019 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20190906-0090145

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

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

Affiant

Subscribed and sworn to before me, this 5th day of September, 2019.

Notary Public
My commission expires: 8 | 11 | 20

02-1908-50750

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Yamasa Co., Ltd, a Japanese Corporation P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd, a Japanese Corporation P.O. Box 4090 Scottsdale, AZ 85261	161-10-0-A-108.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly Jane O'Brien and James Blake Allen, as Tenants in Common**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yamasa Co., Ltd, a Japanese Corporation**, hereinafter called the Grantees, their successors and assigns, a 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. 180 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, Surveyor's Certificate Book 8484, Page 140, 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 Kelly Jane O'Brien and James Blake Allen, as Tenants in Common by Warranty deed from James Robertson, an unmarried man of record in Instrument No. 20170728-0076949 Register's Office for Davidson Co. **Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5048 English Village Dr, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of September, 2019.

Kelly Jane O'Brien

James Blake Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kelly Jane O'Brien and James Blake Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of September, 2019.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

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