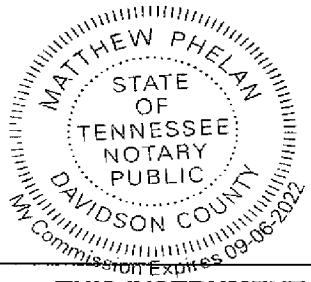
Karen Johnson Davidson County
Batch# 282950 DEEDWARR
09/09/2019 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190909-0090908

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., Ltd **a Japanese Corporation**	Yamasa Co., Ltd **a Japanese Corporation**	15003034500
(NAME)	(NAME)	
1413 Ravenna Court	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Scottsdale, AZ 85261	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Paulos K. Belachew and Ethiopia G. Worku,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yamasa Co., Ltd, a Japanese corporation**, hereinafter called the GRANTEE(S), his/her/their 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. 455 on the Plan of Section Nine, "The Country" of record in Book 6900, Pages 285 and 286, 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 Paulos K. Belachew and Ethiopia G. Worku by Special Warranty Deed from Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation of record in Instrument No. 20080404-0034011, Register's Office for Davidson County, Tennessee, dated March 07, 2008 and recorded on April 04, 2008.

This conveyance is subject to the following: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Page 285, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 6900, Page 286, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7402, Page 977 and Correction of Declaration recorded as Book 7404, Page 292, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1413 Ravenna Court, Antioch, TN 37013
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 6th day of September, 2019.

Paulos K. Belachew
Paulos K. Belachew

Ethiopia G Worku
Ethiopia G. Worku

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paulos K. Belachew and Ethiopia G. Worku, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of September, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201909090090908

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

