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

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

Karen Johnson Davidson County
Batch# 283222 DEEDWARR
09/10/2019 09:49:43 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20190910-0091271

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064 09 0 214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ruben G. Ramos and wife, Stevie M. Ramos**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yamasa Co., Ltd.*** "the Grantee," the following described real estate in Davidson County, Tennessee: *a Japanese Corporation,

Lot 54, Section One, Southfork, as shown on plat of record in Plat Book 6250, Page 384-385, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Ruben G. Ramos and Stevie M. Ramos by Warranty Deed from Daniel Batson and Wife, Rebecca A. Batson, dated August 12, 2013, of record in Instrument No. 20130814-0085273, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4257 Brackenwood Drive Old Hickory, TN 37138

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2019.

_____(SEAL)
Ruben G. Ramos

_____(SEAL)
Stevie M. Ramos

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of August, 2019, before me personally appeared Ruben G. Ramos and Stevie M. Ramos, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2019.

_____
Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$249,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 6th day of August, 2019.

_____
Notary Public

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires: Sept. 7, 2022

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 19110632
FNTG 7828098