WARRANTY DEED

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110724
TG: 7868811

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

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co., Ltd.	Yamasa Co., Ltd.	109-09-0-004.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lori Lyn Spahn, Co-Trustee of the Matt and Lori Spahn Revocable Trust, originally dated July 26, 2007, and amended on February 23, 2010, July 29, 2010, December 20, 2012 and June 13, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **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:

Lot 102, Section Two, Reelfoot, as shown on plat of record in Plat Book 5200, Page 727, 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 Matt Wayne Spahn and Lori Lyn Spahn, Co-Trustees of The Matt and Lori Spahn Revocable Trust, originally dated July 26, 2007, and amended on February 23, 2010, July 29, 2010 and December 20, 2012, by Warranty Deed from William J. Sullivan, unmarried,*Register's Office for Davidson County, Tennessee. *recorded at Instrument No 201805230049381 in the

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5200, page 727, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1220 Reelfoot Cir., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 288055 DEEDWARR
09/19/2019 09:04:01 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190919-0095011

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 16 day of September, 2019

Matt and Lori Spahn Revocable Trust,
originally dated July 26 ,2007 and amended
February 23, 2010, July 29, 2010, December 20, 2012
and June 13, 2019

By: Lori Lyn Spahn, Co-Trustee

State of Texas
County of Bexar

Personally appeared before me, a notary public in and for the state and county aforementioned, Lori Lyn Spahn with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Co-Trustee of the Matt and Lori Spahn Revocable Trust, originally dated July 26, 2007, and amended on February 23, 2010, July 29, 2010, December 20, 2012 and June 13, 2019, and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Trustee.

WITNESS my hand and official seal at San Antonio (City), Texas (State), this 16th day of September, 2019.

Notary Public
My Commission Expires: 7-22-2020

File No.: 30202

MIRANDA O GRAVETT
Notary Public, State of Texas
Comm. Expires 07-22-2020
Notary ID 13075140-8