WARRANTY DEED

Karen Johnson Davidson County
Batch# 289504 DEEDWARR
09/23/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20190923-0096301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-10-22
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co. Ltd.	Yamasa Co. Ltd.	Map: 173040A23900
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEE M. METILOR F/K/A ASHLEE M. MOORE AND JOHNNY L. METILOR, WIFE AND HUSBAND,

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 HEIRS 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. 368 on the Plan of Oak Highlands, Phase Two a Planned Unit Development of record in Plat at Instrument No. 19991213-0302267, 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 Ashlee M. Moore, an unmarried woman and Johnny L. Metilor, an unmarried man, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20110927-0074679, Register's Office for Davidson County, Tennessee, dated September 1, 2011 and recorded September 27, 2011.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 199912130302267, said Register's Office; (3) Ingress and Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to HOA of record in Book 7437, Page 697, Instrument No. 200004250041127, Instrument No. 200005020044049, Instrument No. 20040217-0017737, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 7189, Page 379 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee; (6) PUD Boundary of record in Plat Book 6900, Page 431, in the Register's Office for Davidson County, Tennessee; (7) Charter for HOA of record in Book 7337, Page 529, Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee; (8) Deed of Conveyance for Sewer of record in Book 7748, Page 408 and Book 7748, Page 412, in the Register's Office for Davidson County, Tennessee; (9) Deed of Conveyance for Water Mains of record in Book 7748, Page 448, Book 7748, Page 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7350, Page 24, amended in Book 7367, Page 587, Book 8765, Page 77, Book 10181, Page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument No. 20020724-0089130 and Instrument No. 20020725-0089131, Book 7367, Page 615, and amended in Book 8765, Page 90, said Register's Office.

Ashlee M. Metilor and Ashlee M. Moore being one and the same person.

unimproved ☐
This is improved ☒ property, known as 4816 Aaron Dr., Antioch, TN 37013
(House No.) (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 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 our hands this 18th day of September, 2019.

Ashlee M. Metilor

Johnny L. Metilor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashlee M. Metilor and Johnny L. Metilor, 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.

Witness my hand and official seal this, 18th day of September, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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