WARRANTY DEED

Karen Johnson Davidson County
Batch# 292929 DEEDWARR
09/30/2019 09:35:54 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190930-0099013

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 $295,000.00

Darlene Jarrett
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
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	Yamasa Co., Ltd	086 04 0B 041.00 CO
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	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 **Jonathon K. Schmahl and Stephanie A. Schmahl, husband and wife,** 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:

Lot 71, First Revision, Section Two, Sunset Oaks, as shown on plat of record in Plat Book 7900, Page 942, 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 Jonathon K. Schmahl and Stephanie A. Schmahl, husband and wife, by Warranty Deed filed for record on July 9, 2015 at Instrument Number 20150709-0066780, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; Restrictions, building lines and easements of record in Plat Book 7900, page 488, Plat Book 7900, page 808, Plat Book 7900, page 865, Plat Book 7900, page 942; Declaration of Covenants, Conditions and Restrictions recorded at Book 9082, page 567, and Instrument Number 20160209-0012575; Charter of Sunset Oaks Property Owners Association filed for record at Instrument Number 19991207-0300671, said Register's Office.

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 ☒ 4909 Tulip Grove Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 537615
Warranty Deed TN

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 24th day of September, 2019.

Jonathon K. Schmahl

Stephanie A. Schmahl

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 Jonathon K. Schmahl and Stephanie A. Schmahl, 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 24th day of September, 2019.

Notary Public:
My Commission Expires: 3.17.21

RETURN TO:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
RT No. 19110744
FNTG 7880059

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY