WARRANTY DEED

STATE OF ~~TENNESSEE~~ North Carolina (ND)
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF ~~SEPTEMBER~~, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-02-2020
(AFFIX SEAL)

NICOLE ALLISON LEONARD
NOTARY PUBLIC, NORTH CAROLINA
UNION COUNTY
MY COMMISSION EXPIRES
DECEMBER 02, 2020

Karen Johnson Davidson County
Batch# 295916 DEEDWARR
10/04/2019 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20191004-0101468

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC,
1612 Westgate Circle
Ste 115
Brentwood, TN 37027

File No.: ARK191182TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co. Ltd, a Japanese corporation	Yamasa Co. Ltd, a Japanese corporation	
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	173-04-0A-056.00-CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MH 3 INVESTMENTS, LLC**, A MICHIGAN LIMITED LIABILITY COMPANY 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. 56 on the Plan of Oak Highlands, or record in Book 6900, pages 431-435, said Register's Office to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MH 3 Investments, LLC, a Michigan Limited Liability Company by Warranty deed from Marsha E. Ide, an unmarried woman of record in Instrument No. 20190708-0066220 Register's Office for Davidson County, Tennessee, dated July 01, 2019 and recorded on July 08, 2019.

Being the same property conveyed to Marsha E. Ide by Warranty deed from Ken Lokey Homes, Inc of record in Book 7720, page 144, Register's Office for Davidson County, Tennessee, dated November 30, 1988 and recorded on December 05, 1988.

This is improved property, known as 5012 West Oak Highland Drive, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness MH 3 Investments, LLC this 27 day of September, 2019.

MH 3 Investments, LLC, a Michigan limited liability company

BY:
Michael Kalis
Member

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Wayne

On this 27th day of September, 2019, before me personally appeared Michael Kalis, member for MH 3 Investments, LLC, a Michigan limited liability company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27th day of September 2019.

Commission Expires: Nov 4, 2023

Amber OLeary
Notary Public

AMBER OLEARY
Notary Public – State of Michigan
County of Washtenaw
My Commission Expires Nov 4, 2023
Acting in the County of Wayne

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