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.: 19110774
TG: 7903868

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 $271,000.00

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yamasa Co. Ltd., a Japanese corporation	Yamasa Co. Ltd., a Japanese corporation	098050a00400co
(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 in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susel Roman Macias, married and Sunem Roman Macias, unmarried,** 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:

Lot 4, Section One, Hampton Hall, RS15 Residential P.U.D., as shown on plat of record in Plat Book 9700, Page 290-291, 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 Susel Roman Macias, married and Sunem Roman Macias, unmarried, as tenants in common with rights of survivorship, by Quitclaim deed of record in Instrument No. 20190712-0067977, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is Improved ☑ property, known as 6112 Hampton Hall Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 300766 DEEDWARR
10/15/2019 08:36:27 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70

20191015-0105328

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/our hands this the 2 day of October, 2019.

Susel Roman Macias

Sunem Roman Macias

State of Tennessee
County of Davidson

Personally appeared before me Susel Roman Macias and Sunem Roman Macias, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2 day of October, 2019.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

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