Karen Johnson Davidson County
Batch# 300768 DEEDWARR
10/15/2019 08:38:40 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20191015-0105330

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110779
TG: 7905816

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Nabil Attana and Abdelshaheed Megala, husband and wife,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Yamasa Co., Ltd. a Japanese Corporation** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Lot 112, Hickory Woods, Section A, as shown on plat of record in Plat Book 6900, Page 511, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Trustee's Deed of record at Instrument Number 20180724-0072246 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 9600, Page 511,; Easements of record at: ; Declaration of Covenants, Conditions & Restrictions of record at: Book 7422, Page 235; Book 7422, Page 301; Book 9678, Page 187; Book 9764, Page 44; Book 7857, Page 94; Book 9616, Page 470; 20001207-0120450; Other: Charter of Hickory Woods Homeowners Association of record at Book 7857, Page 87 Re Recorded at Book 7876, Page 67; By-Laws of Hickory Woods, Inc. of record in Instrument Number 7932-648;

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

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IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **3rd** day of **October, 2019.**

Nabil Attana

Abdelshaheed Megala

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, **Nabil Attana and Abdelshaheed Megala,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of October, 2019 .

Notary Public

My Commission Expires: 11/8/21

(SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Owner Name and Address:
Yamasa Co., Ltd.
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Yamasa Co., Ltd.
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
3812 Round Rock Dr.
Antioch, TN 37013

Tax Parcel ID Number:
176-01-0-026.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 238,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of October, 2019.

Notary Public

My Commission Expires: 1-14-23

TRACY MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My Commission Expires
January 14, 2023

File No. 19110779

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