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.: 19110699
TG: 7856912

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$240,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
Commission Expires January 14, 2023

Karen Johnson Davidson County
Batch# 300777 DEEDWARR
10/15/2019 08:46:50 AM 3 pgs
Fees: $18.00 Taxes: $888.00

20191015-0105344

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Yamasa Co., LTD., a Japanese Corporation	Yamasa Co., LTD., a Japanese Corporation	151-01-0A-104.00 CO
(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 TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EVA FAY HANEY, A Single Woman** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yamasa Co., LTD., a Japanese Corporation, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 104, Chatham Pointe, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 444-447, 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 EVA FAY HANEY, by warranty deed from RAYMOND ROBINSON, III, of record in Instrument No. 20030904-0128039, dated August 29, 2003, said Register's Office.

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.

Executed by my hand this 27th Day of September, 2019.

Eva Fay Haney

Eva Fay Haney

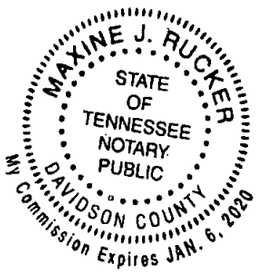
STATE OF Tennessee

County OF

Before me, a Notary Public for the above State and County, do hereby certify that Eva Fay Haney personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of September, 2019.

Notary Public



Please return to
REALTY TITLE & ESCROW
6525 QUAIL HOLLOW, SUITE 115
MEMPHIS, TN 38120

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for EVA FAY HANEY, by virtue of a Power of Attorney duly executed by the said EVA FAY HANEY, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of _____County, Tennessee; or

☑ recorded simultaneously herewith. *20191015-0105343

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said EVA FAY HANEY, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

Jennifer C. Cole
JENNIFER C. COLE

SWORN to and subscribed before me, this the 27 day of September, 2019.

Notary Public

My Commission Expires: _____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020