Karen Johnson Davidson County
Batch# 307350 DEEDWARR
10/29/2019 09:01:38 AM 2 pgs
Fees: $13.00 Taxes: $1,037.44
20191029-0110631

Prepared By:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $ 280,388.02.

Linda Gray, Agent
Affiant

Subscribed and sworn to before me, this 24th day of October, 2019.

Notary Public

My commission expires: 1/14/23

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 19110842
TG: 7946022

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

04-1910-57411

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., LTD. P.O. Box 4090 Scottsdale, AZ 85261 (480) 588-6121	Yamasa Co., LTD. P.O. Box 4090 Scottsdale, AZ 85261 (480) 588-6121	087-09-0-074.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fekadu T. Woldetsadik and Tenagne G. Bekele, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yamasa Co., LTD., a Japanese Corporation,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A tract or parcel of land situated and lying in the 13th Councilmanic District of Davidson County, Tennessee, the same being Lot Number 19 of the New Hope Estates, Phase One, the plat of which is filed for record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fekadu T. Woldetsadik and Tenagne G. Bekele, husband and wife by Special Warranty Deed of record at Instrument No. 20031020-0154561, dated October 16, 2003 and recorded October 20, 2003, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4845 Myra Drive, Hermitage, TN 37076.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of October, 2019.

Fekadu T. Woldetsadik

Tenagne G. Bekele

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Fekadu T. Woldetsadik and Tenagne G. Bekele**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 22nd day of October, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY