Prepared By
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0634

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of November, 2019

Notary Public

Commission Expires: 1-14-23

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

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P: (901)260-4055
File No.: 19110780
TG: 7905960

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., LTD P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	026-03-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Douglas A. Hilliard and wife, Deborah D. Hilliard

HEREINAFTER REFERRED TO AS 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 307, Windsor Green, Phase II – Section III, as shown on plat of record in Plat Book 6900, Page 845, 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 Douglas A. Hilliard and wife, Deborah D. Hilliard by Warranty Deed dated 12/14/2001 and filed for record 12/18/2001 at Instrument No. 20011218-0139565, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in 20191017-0106436, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 101 Digby Court, Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 318848 DEEDWARR
11/25/2019 10:17:57 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20191125-0121355

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2019.

Douglas A. Hilliard

Douglas A. Hilliard

Deborah D. Hilliard by Douglas A. Hilliard, Attorney-In-Fact

Deborah D. Hilliard by Douglas Albert Hilliard, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Douglas A. Hilliard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of November, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Douglas Albert Hilliard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Deborah D. Hilliard** and that he is authorized by **Deborah D. Hilliard** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of November, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF SUMNER

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for DEBORAH D. HILLIARD, by virtue of a Power of Attorney duly executed by the said DEBORAH D. HILLIARD, and:

☒ appearing of record at Instrument No. 20191017-0106436 In the Register's Office of DAVIDSON County, Tennessee; or

☐ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said DEBORAH D. HILLIARD, 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.

Douglas A. Hilliard

DOUGLAS ALBERT HILLIARD

SWORN to and subscribed before me, this the 15th day of **November, 2019**.

Kim Gillespie

Notary Public

My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY