Karen Johnson Davidson County
Batch# 318854 DEEDWARR
11/25/2019 10:24:14 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20191125-0121362

Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2628

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 19110840
FNTG 7944743

STATE OF TENNESSEE
COUNTY OF Williamson

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 $ **205,000.00**, 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 12th day of November, 2019

Notary Public

Exp. 9-6-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yamasa Co., LTD PO Box 4090 Scottsdale, AZ 85261	Yamasa Co, LTD PO Box 4090 Scottsdale, AZ 85261	165-13-0-026.00

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,

Timothy R. Curtis, Jr and wife, Jessica Wair Curtis

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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Peppertree Forest Subdivision, Section 2, of record in Plat Book 7900, Page 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy R. Curtis Jr., an unmarried individual man by Warranty deed from Michael A. Beaty, an unmarried man and Gilbert E. Beaty, a married man of record in Instrument No. 20150916-0093952 Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 16, 2015. Timothy R. Curtis Jr, having since married. Jessica Wair Curtis, spouse of Timothy R. Curtis Jr., hereby joins in the execution of this deed to convey and any all martial rights she may have.

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: 905 Stoneview Court, Antioch, TN 37013

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 12th day of November, 2019.

Timothy R. Curtis, Jr

Jessica Wair Curtis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy R. Curtis, Jr and Jessica Wair Curtis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of November, 2019.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)
COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC