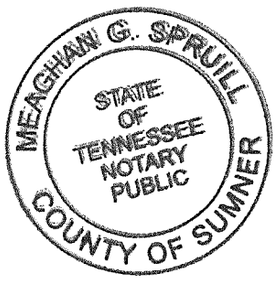
Williamson (D)

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 250,000.00.

Affiant

Subscribed and sworn to me on November 27, 2019.

NOTARY PUBLIC

My Commission Expires: 08/30/2021

Karen Johnson Davidson County
Batch# 323187 DEEDWARR
12/02/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191202-0123819

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33003

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Yamasa Co., LTD., a Japanese corporation P.O. Box 4090 Scottsdale, AZ 85261	New owner	085-12-0A-064.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephanie Chai n/k/a Stephanie Miao, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Yamasa Co., LTD., a Japanese corporation, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Rivers Edge Section Three Jackson Downs Phase Two of record in Plat Book 9700, Page 689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Chai by Quit Claim deed from Alan Chai of record in Instrument No. 20080730-0077861 Register's Office for Davidson County, Tennessee, dated July 24, 2008 and recorded on July 30, 2008.

Being the same property conveyed to Alan Chai and spouse, Stephanie Chai by Warranty deed from Fox Ridge Homes, Inc of record in Instrument No. 20000810-0079557 Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 10, 2000. The said Stephanie Chai now known as Stephanie Miao.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 556, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 934, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9280, Page 334 and Book 11098, page 1, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or

restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. By-Laws of record in Book 9280, Page 356 and Book 11098, page 21, in the Register's Office for Davidson County, Tennessee.
6. Rules Regarding Enforcement of Governing Documents of record in Instrument Number 20100927-0076802, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Drainage Easements of record in Book 9857, Page 77, in the Register's Office for Davidson County, Tennessee.
8. Subject to rights of others in and to the common areas and/or elements.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3216 River Walk Drive, Nashville, TN 37214.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 27th day of November, 2019.

Stephanie Chai n/k/a Stephanie Miao

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 27, 2019, before me personally appeared Stephanie Chai n/k/a Stephanie Miao to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 27, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

True Copy Certification

I, Ashley Washington, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashley Washington

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Ashley Washington, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

JULIE DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

My commission Expires: 8/11/2020