This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Yamasa Co., Ltd.
P. O. Box 4090
Scottsdale, AZ 85261
(480)588-6121

MORTGAGEE:
None

Karen Johnson Davidson County
Batch# 323467 DEEDWARR
12/03/2019 10:31:20 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20191203-0124314

SEND TAX BILL TO:
Yamasa Co., Ltd.
P. O. Box 4090
Scottsdale, AZ 85261
(480)588-6121

MAP/PARCEL NO.:
150-14-0A-057.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carole L. Cartwright and Tony L. Cartwright, wife and husband,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Yamasa Co., LTD., a Japanese corporation**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lot No. 57, Plan of Calumet - Phase ~~2~~ Three, as shown on plat of record in Plat Book 9700, Page 13, 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 Carole L. Cartwright and Tony L. Cartwright, wife and husband, by warranty deed dated July 28, 2000 from Ann Nolen Key, unmarried, of record in Instrument No. 200008100079533 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **3925 Calumet Drive, Antioch, Tennessee 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 GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE 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 do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **25th** day of **November, 2019**.

Carole L. Cartwright
Carole L. Cartwright

Tony L. Cartwright
Tony L. Cartwright

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carole L. Cartwright and Tony L. Cartwright,,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of November, 2019.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 4/20/2020

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of November, 2019.

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Linda A. Gray
NOTARY PUBLIC

My Commission Expires: Sept. 7, 2022

File No. 19105734

RETURN TO:

Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 19110887
TG: 7983472