Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 19110874
FNTG 7974389

WARRANTY DEED

Karen Johnson Davidson County
Batch# 324296 DEEDWARR
12/04/2019 10:02:51 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20191204-0124882

MST 2019-1747

STATE OF Tennessee
COUNTY OF Shelby

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 $ **140,000.00**, 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 THE 3rd DAY OF December, 2019

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2022

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamasa Co., Ltd.,	Yamasa Co., Ltd.,	
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	150-10-0-147.00
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Douglas Ashe and Jane Ashe, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd.,*** 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: *a Japanese Corporation

Lot 52, Plan of Roundwood Forest, Section Two, as shown on plat of record in Plat Book 6250, Page 548, 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 Ashe and wife, Jane A. Ashe by Warranty Deed of record at Instrument No. 200401070002858, dated 12/30/2003 and recorded 01/07/2004, in the Register's Office of Davidson County, Tennessee. Grantor further covenants that Jane Ashe is one in the same as Jane A Ashe.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof now due and payable.

This property, known as 3105 Roundwood Forest Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 Nov, 2019.

Douglas Ashe

Jane Ashe

STATE OF Tennessee

COUNTY OF Williamson

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

Witness my hand and official seal at office, this 27th day of Nov, 2019.

Notary Public
My commission expires: 7-11-2020

YVETTE LYN MELDRUM
(SEAL)
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020