WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/11/20
(AFFIX SEAL)

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

R-VRES-19-3121

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yamasa Co., LTD.	New owner	
(NAME)	(NAME)	**085-12-0A-034.00-CO**
PO Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 324819 DEEDWARR
12/04/2019 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,014.91
20191204-0125114

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARA PRYOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAMASA CO., LTD., A JAPANESE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 61 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, 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 Gara Pryor, unmarried by Warranty deed from Gregrey S. Lankford and wife, Tiffany L. Lankford (a/k/a Tiffany Lankford) of record in Instrument No. 20030605-0077666 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 05, 2003, Re-Recorded on August 13, 2003, Instrument No. 20030813-0116414.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 7900, Page 556, and Book 6250, Page 934, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9280, Page 334, Book 11098, Page 1, and Instrument No. 20100927-0076802, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11098, Page 21, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 9857, Page 77, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3228 River Walk Drive AKA 3121 Rivers Edge Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF DECEMBER, 2019.

Gara Pryor

Gara Pryor

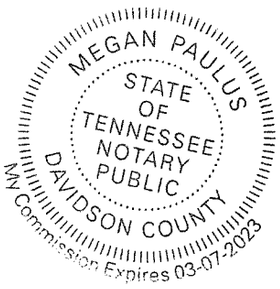
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of December, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Julie Dyess, 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.

Julie Dyess

State of TENNESSEE

County of WILLIAMSON

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

Tennessee Notary Public

My commission Expires: ~~8/11/2020~~ 8/30/2021

