When recorded, return to:
Realty Title & Escrow
6525 Quail Hollow, #115
Memphis, TN 38120
File Number: 11-MEM20-01879 / TG:9074605

This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-10305-RL

Karen Johnson Davidson County
Batch# 569720 **DEEDWARR**
02/08/2021 09:36:33 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20210208-0017449

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$267,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. P.O. Box 4090 Scottsdale, AZ 85261	150 09 0A 047.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Frank James Dunn, Jr., a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

YAMASA CO., LTD. A JAPANESE CORPORATION, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 201, on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank James Dunn Jr., a single person, by Special Warranty Deed from Mortgage Equity Conversion Asset Trust 2001-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1) by U.S. Bank National Association as Co-Trustee, of record in Instrument No. 20160203-0010368, in the Register's Office of Davidson County, Tennessee, dated December 22, 2015 and recorded on February 3, 2016.

This is improved property located at: **908 Traceton Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2021.

GRANTOR:

Frank James Dunn, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank James Dunn, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024