Karen Johnson Davidson County
Batch# 583883 DEEDWARR
03/04/2021 09:47:40 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20210304-0028103

# WARRANTY DEED

**Record and Return To:**
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-02402
TG: 9166024

TRACY MARTIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY
My Commission Expires January 14, 2023

STATE OF TENNES
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/14/23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Yamasa Co., Ltd., a Japanese Corporation | SEND TAX BILLS TO: owner at owners address | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) PO Box 4090 | (NAME) | 149 02 0 111.00 |
| (ADDRESS) Scottsdale, AZ 85261 | (ADDRESS) | |
| (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, **Brandy Hines Drumwright, married**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Yamasa Co., Ltd., a Japanese Corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 15, on the Plan of Oakwood Subdivision, Phase Three, Section One, of record in Book 7900, page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Brandy Hines, an unmarried woman by Warranty Deed of record at Instrument No. 201106020042022, dated 5/31/2011 and recorded 6/2/2011, in the Register's Office of Davidson County, Tennessee.**

**Brandy Hines has since married Daniel Drumwright and is now known as Brandy Hines Drumwright. Her spouse joins in this conveyance to transfer any marital interest he may have in said property.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 2210 Oak Barrel Ln. 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 hand this 26th day of February, 2021.

**Brandy Hines Drumwright**

**Daniel Drumwright**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brandy Hines Drumwright and Daniel Drumwright,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2021.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021