RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 712901 **DEEDWARR**
09/10/2021 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,195.10

20210910-0121568

Record and Return to:
Realty Title and Escrow Company, Inc.
6525 N Quail Hollow Rd., Suite 115
Memphis TN 38120
(901)260-4055
File: 11-MEM21-05777
TG: 9686433

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Shelby)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $323,000.00.

Affiant

Sworn to and subscribed before me this 9th day of September, 2021.

Notary Public

My Commission Expires: _____

(SEAL)

STEPHENIE BOOHER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-22-2024

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Yamasa Co., Ltd. PO Box 4090 Scottsdale, AZ 85261	New Owner(s)	026 06 0 036.00

This Indenture is made on the 7th day of September, 2021, by and between **MARY HALE-MCCOY, A SINGLE PERSON** ("Grantor"), and **YAMASA CO., LTD., A JAPANESE CORPORATION** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 120 of Windsor Green, a Planned Unit Development, as of record in Book 6250, Page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary Hale-McCoy, a single person, by Deed from Heather A. Jason, unmarried, of record in Instrument No. 19991208-0301190, in the Register's Office of Davidson County, Tennessee, dated December 02, 1999 and recorded on December 08, 1999.

This is improved property known as 113 Brockhampton Ct, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Section 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Windsor Green Phase I - Section I, as recorded in Plat Book 6250, Page(s) 31, The Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 6406, Page 929, The Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 7th day of September, 2021.

GRANTOR:

Mary Hale-McCoy

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MARY HALE-MCCOY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of September, 2021.

Patti Robitaille
Notary Public

My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023