Karen Johnson Davidson County
Batch# 731850 DEEDWARR
10/08/2021 10:33:35 AM 2 pgs
Fees: $13.00 Taxes: $1,204.35
20211008-0135473

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.14.2022
(AFFIX SEAL)

SYDNEY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-14-2022

PREPARED BY:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

Record & Return to:
Realty Title & Escrow Company, Inc.
6525 N. Quall Rd., Suite 115
Memphis, TN 38120
RT File No.: 11-MEM21-06706

13-NSH21-02989

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yamasa Co., Ltd. P.O.Box 4090 Scottsdale, AZ 85261	Yamasa Co., Ltd. P.O.Box 4090 Scottsdale, AZ 85261	Tax Map(s): 059- 15 0A-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy Bond and wife Ashley Bond**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yamasa Co., Ltd., a Japanese corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING Lot No. 1, on the Plan of Chateau Valley, Phase I, of record in Plat Book 6900, Page 894, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Bond and wife, Ashey Bond by Warranty Deed of record at Instrument No. 200104270042621, dated 04/23/2001 and recorded 04/27/2001, in the Register's Office of Davidson, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3112 Chateau Valley Dr, Nashville, TN 37207**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of October, 2021

Timothy Bond

Ashley Bond

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 6th day of October, 20 21, before me personally appeared Timothy Bond and Ashley Bond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 08·17·2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD