BILL GARRETT, Davidson County
Trans:T20140056587 DEEDWARR
Recvd: 08/04/14 13:40 3 pgs
Fees:18.00 Taxes:925.00
20140804-0069695

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14297

**Send Tax Bills To:**
ZGOLD Partners, a Tennessee limited liability company
4301 Hillsboro Road, Suite 100
Nashville, TN 37215

**New Owner is:**
ZGOLD Partners, a Tennessee limited liability company
4301 Hillsboro Road, Suite 100
Nashville, TN 37215

MAP: 082-16-0

PARCEL: 223.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Julian Gomez, unmarried, Eric Rajotte, unmarried, and Richard Rajotte, married**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **ZGOLD Partners, a Tennessee limited liability company**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 600 Fatherland Street, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of J.S. Williams Addition to Edgefield, of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Julian Gomez, an unmarried man, and Eric Rajotte, an unmarried man and Richard Rajotte, a married man, by Warranty Deed from Daniel Fell, married, dated 2/29/12 and recorded 3/1/12 in Instrument No. 20120301-0018175, in the Register's Office of Davidson County, Tennessee.

This property has never been the marital residence of Grantor(s) and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same

and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of July, 2014.

GRANTORS:

Julian Gomez

Eric Rajotte

Richard Rajotte by Eric Rajotte, his Attorney in fact

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Julian Gomez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of July, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eric Rajotte**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of July, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Eric Rajotte**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Richard Rajotte,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20140804-0016964, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of July, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

**SWORN TO** and subscribed before me this 30th day of July, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____