THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1503

Davidson County DEEDWARR
Recvd: 05/09/16 14:17 3 pgs
Fees:18.00 Taxes:1387.50
20160509-0045869

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Guerrier Development, LLC 332 Lellyett Avenue Nashville, TN 37209	NEW OWNER	086-00-0-143.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$375,000.00**

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2016.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Notary Public

My Commission Expires: 11.5.18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wilfer Investments, LLC, a Tennessee Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Guerrier Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Fourth (4th) Civil District of Davidson County, Tennessee, being a portion of Lot No. 1 on the Plan of the Land of P. W. Cherry, deceased, as of record in Minute Book "J" page 739, County Court for Davidson County, Tennessee; and being a portion of the Residence Lot on an unrecorded plan of the Lands of Mrs. Frances A. Chandler, made July 27, 1913, by W. H. Lyle, described according to a survey made by Robert H. Meade, Engineer, November 11, 1954, as follows:

BEGINNING at a point on the southwesterly margin of the new Central Pike, said point being in the southern boundary line of a 3-acre tract of land conveyed to R. C. Fields by deed from J. L. Chandler and wife, of record in Book 109, page 121, Register's Office of Davidson County, Tennessee, and now owned by G. W. Chandler; thence with the southern boundary line of said G. W. Chandler property, south 50 degrees west 118 feet; thence south 40 degrees 36' east 236.5 feet; thence south 31 degrees 51' east 162.6 feet; thence north 85 degrees 27' east 151 feet to the southwesterly margin of said new Central Pike; thence with the southwesterly margin of said pike, north 35 degrees 08' west 123.3 feet, north 29 degrees 27' west 100 feet, north 42 degrees 57' west 100 feet and north 46 degrees 27' west 100 feet to the beginning.

Being the same property conveyed to Wilfer Investments, LLC by Warranty Deed from Michael A. Brown and Jack Odum, dated October 28, 2008, recorded October 28, 2008, of record in Instrument No. 20081028-0107619, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3746 Central Pike, Hermitage, TN 37076**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee 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.

WITNESS our hands on the **5th** day of **May, 2016**.

WILFER INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
Farsheed Ferdowsi, Member

By: _____
Roy A. Williams, Sr., Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Farsheed Ferdowsi and Roy A. Williams, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Members** of **Wilfer Investments, LLC,** the within named bargainor, a limited liability company, and that they as such **Members**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the a limited liability company by themselves as **Members**.

Witness my hand and Official Seal this the **5th** day of **May, 2016**.

_____
Notary Public
My Commission Expires:

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

