Bill Garrett Davidson County
Batch# 19880 DEEDWARR
10/31/2017 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20171031-0111725

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 02-02-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gemcap Holding, LLC	OWNER	135-00-0 241.00 & 242.00
(NAME)	(NAME)	
210 West Fourth Street, Suite 200		
(ADDRESS)	(ADDRESS)	
Winston Salem, NC 27101		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenneth Raymond Wright and Sherry Wright Mercer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gemcap Holding, LLC,** 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:

Situated in Davidson County, Tennessee, and being known and designated as Lot 1 on the Consolidation Plat of Wright Property recorded as Instrument No. 20170324-0028916, in the Davidson County Register's Office, to which map specific reference is hereby made for a more particular description, and as shown by survey of John S. Patteson, RLS No. 1829, dated September 26, 2017, bearing Job No. 160684. The Surveyor's address is Michael Brady, Inc. 299 N. Weisgarber Road, Knoxville, TN 37919

Being the same property conveyed to Sherry Wright Mercer and Kenneth Raymond Wright, as tenants in common, by Quitclaim Deed from Sherry Wright Mercer and Kenneth Raymond Wright, as Co-Successors Trustees of the George Raymond Wright Living Trust Agreement U/A/D July 29, 2002, said Quitclaim Deed being dated October 3, 2013 and recorded as Instrument No. 20131023-0110431, said Register's Office.

Being the same property conveyed to George Raymond Wright and wife, Louise Rader Wright by Warranty Deed from Mrs. Provie G. Pirtle dated February 13, 1946 and recorded in Deed Book 1349, Page 673, said Register's Office. Louise Rader Wright died leaving George Raymond Wright as the surviving tenant by the entirety. George Raymond Wright is now deceased, having died on or about July 25, 2010, leaving Sherry Wright Mercer and Kenneth Raymond Wright as his sole surviving heirs at law. Reference Heirship Affidavit recorded as Instrument No. 20170109-0002496, said Register's Office.

This instrument is executed on behalf of Kenneth Raymond Wright by James Phillip Mercer as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

201710310111724

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2140 Murfreesboro Pike, Nashville, TN 37217
2142 Murfreesboro Pike, Nashville, TN 37217
(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 our hands this 30th day of October, 2017.

Kenneth Raymond Wright by James Phillip Mercer Attorney in fact — Sherry Wright Mercer

Kenneth Raymond Wright
By: James Phillip Mercer, Attorney-in-Fact

Sherry Wright Mercer

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Sherry Mercer Wright the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2017.

Hannah Kepley
Notary Public Hannah Kepley
My Commission Expires: 8.22.21

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

State of Tennessee County of Rutherford

On this 30th day of October, 2017 before me personally appeared James Phillip Mercer, the person who executed the foregoing instrument on behalf of Kenneth Raymond Wright, and acknowledged that he executed the same as the free act and deed of the said Kenneth Raymond Wright, through Power of Attorney granted him by the said Kenneth Raymond Wright.

Hannah Kepley
Notary Public

Commission Expires: 8.22.21
File No.: 20993

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

True Copy Certification

I, Suzette Byrd., 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.

Suzette Byrd,
Signature

State of Tennessee
County of Knox

Personally appeared before me, Kimberly D. Walker Carmosino, a notary public for this county and state, Suzette Byrd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly D. Walker Carmosino
Notary's Signature

My Commission Expires: 7/1/18
Notary' Seal (if on paper)

KIMBERLY D. WALKER CARMOSINO
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY