Bill Garrett Davidson County
Batch# 96351 DEEDWARR
05/24/2018 12:35:44 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180524-0049910

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1998

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2018

Notary Public
My Commission Expires: 11-3-20

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JESSICA LASCELLE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Guerrier Development, LLC 332 Lellyett Avenue Nashville, TN 37209	Guerrier Development, LLC 332 Lellyett Ave. Nashville, TN 37209	072-07-0-194.00 072-0-0-195.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Alton Embry and wife, Tracy Embry**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Guerrier Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 24 on the Plan of Young's subdivision of certain lots in Keller's Subdivision of the Maxey Home Place, not of record, described according to a survey made by J.W. Wilkinson, Surveyor, dated May 21, 1959, as follows:

Said Lot No. 24 fronts 50 feet on the Southerly margin of McGavock Pike and extends back 189 feet on the Easterly line and 179 feet on the Westerly line to a line in the rear measuring 50 feet thereon.

Being the same property conveyed by Warranty Deed from James Raymer and wife, Wanda S. Raymer to Alton Embry, as recorded on the 31st day of August, 1982 in Deed Book 5931, Page 881; Quitclaim Deed from Alton Embry to Virgie Lee White Embry, as recorded on the 23rd day of August, 1991 in Deed Book 8426, Page 715; Quitclaim Deed from Virgie Lee White Embry to Tracy L. Gaylord, as recorded on the 12th day of August, 1993 in Deed Book 9046, Page 126; Quit Claim Deed from Tracy L. Gaylord now known as Tracy Embry to Alton Embry and wife, Tracy Embry, as recorded on the 20th day of October, 2005 in Instrument No. 20051020-0126423, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 25 and the Easterly 5 feet of Lot No. 24 on the map of Young's Subdivision of certain lots in Keller's subdivision of the Maxey Home Place, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, dated May 21, 1959, as follows:

Beginning at a point in the Southerly margin of McGavock Pike; marked by a monument which point in the beginning of a curve and is located 24.5 feet Westwardly from the intersection of the Southerly margin of McGavock Pike with a Westwardly margin of Huffine Street projected; thence Southeastwardly around said curve with a radius of 20 feet, 35.3 feet to a point in the Westerly margin of Huffine Street; thence with the margin of said Street, Southwardly 176.3 feet to an iron pin; thence Westwardly 60 feet to an iron pin; thence Northwardly 189 feet to a point in the Southerly margin of said McGavock Pike; thence with the margin of the same Eastwardly 35.8 feet to the point of beginning.

Being the same property conveyed by Special Warranty Deed from The Shriners Hospitals for Crippled Children, a corporation to Virgie White, as recorded on the 9th day of July, 1993 in Deed Book 9009, Page 937; Quitclaim Deed from Virgie Lee White Embry to Alton Embry, as recorded on the 17th day of May, 2001 in Instrument No. 20010517-0051111; Quit Claim Deed from Alton Embry to Alton Embry and wife Tracy Embry, as recorded on the 20th day of October, 2005 in Instrument No. 20051020-0126421, in the Register's Office of Davidson County, Tennessee.

This is ☐ improved or ☒ unimproved property located at: **1238 & 1238C McGavock Pike, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2018 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 their prorated share thereof to the 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of May, 2018.

GRANTOR:

Alton Embry

Tracy Embry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alton Embry and Tracy Embry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15 day of May, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-18-1998