Bill Garrett Davidson County
Batch# 104665 DEEDWARR
06/14/2018 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20180614-0057220

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Danielle Crane
Affiant

Subscribed and sworn to before me, this 8th day of June, 2018.

Kelly Dorsey
Notary Public

My commission expires: 4-18-21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
ZW Investment Group, LLC	ZW Investment Group, LLC	072-08-0-246.00
2124 Geneiva Dr.	2124 Geneiva Dr.	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Opal M. Durham, a widow,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

ZW Investment Group, LLC, a Tennessee Limited Liability Company,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Dalewood, Section III, of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul L. Durham and wife, Opal M. Durham by Warranty Deed from Albert A. McClellan and wife, Mabel Helm McClellan, of record in Book 2395, page 450, Register's Office for Davidson County, Tennessee, dated April 11, 1955 and recorded on April 19, 1995. The said Paul L. Durham died January 29, 1998, leaving his wife, Opal M. Durham as the surviving tenant by the entirety.

This is improved property known as **2215 Berrywood Rd., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8 day of June, 2018.

Opal M. Durham by Larry Marshall Durham her attorney in fact

Opal M. Durham by Larry Marshall Durham, her attorney in fact

STATE OF NC
COUNTY OF Forsyth

Before me, the undersigned Notary Public, personally appeared Larry Marshall Durham, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for Opal M. Durham, and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Instrument Number 20180614005721 9, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 8th day of June, 2018.

Amy Ruth Hallett
Notary Public
My Commission Expires: 26 March 2023

NOTARY PUBLIC
AMY-RUTH HALLETT
Forsyth County
My Commission Expires
March 26, 2023
NORTH CAROLINA

SolomonParks File No. 18-001252-527

SP 11/2015

True Copy Certification

I, **Kelly Dorsey**, 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.

Kelly Dorsey
Signature

State of Tennessee
County of Rutherford

Personally appeared before me, **Danielle Marie Crane**, a notary public for this county and state, **Kelly Dorsey** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21
Notary' Seal (if on paper)

