Karen Y Johnson Davidson County
Batch# 145072 **DEEDWARRSP**
09/25/2018 01:55:21 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00

20180925-0094990

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF September 2018.

Notary Public

MY COMMISSION EXPIRES: 1.18.22
(AFFIX SEAL)

ANTOINETTE CAIN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Valerie Webb, Webb Sanders PLLC, 3037A Highway 31 W, P.O. Box 887, White House, TN 37188

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Choctaw Drive LLC, a Tennessee limited liability company 3207 West End Avenue, Suite 201 Nashville, TN 37203	Choctaw Drive LLC, a Tennessee limited liability company 3207 West End Avenue, Suite 201 Nashville, TN 37203	104 06 0 185.00

For and in consideration of the sum of Two Million Five Hundred Thousand And No/100 Dollars ($2,500,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donald D. Zuccarello, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Choctaw Drive LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as 3209 West End Avenue, Nashville, TN 37203.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 14 day of September, 2018

Donald D. Zuccarello

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14 day of September, 2018, before me personally appeared Donald D. Zuccarello, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14 day of September, 2018.

My Commission Expires: 05-02-2022

Notary Public

TABITHA B BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Exhibit "A"

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Plan of The Bransford Realty Company's West End Avenue Place of record in Plat Book 332, Page 15, 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 Donald D. Zuccarello by warranty deed from Wade & Egbert Properties, a Tennessee partnership of record in Instrument No. 20041104-0133186 Register's Office for Davidson County, Tennessee, dated 10/27/2004 and recorded on 11/04/2004.

Being the same property conveyed to Katy S. Zuccarello, a 1/4 interest by quitclaim deed from Donald D. Zuccarello of record in Instrument No. 20071129-0138248 Register's Office for Davidson County, Tennessee, dated 11/57/2007 and recorded on 11/29/2007. See also divorce decree of record in Instrument Number 20071115-0134256 of the same Office.

Being the same property conveyed to Donald D. Zuccarello by quitclaim deed from Katy S. Zuccarello of record in Instrument No. 20151020-0106704 Register's Office for Davidson County, Tennessee, dated 10/13/2015 and recorded on 10/20/2015