Karen Y Johnson Davidson County Batch# 164690 **DEEDWARR** 11/26/2018 10:01:20 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20181126-0115058	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Ashley Rees Affiant Subscribed and sworn to before me, this the 31st day of October, 2018. Melissa Chisum Notary Public My commission expires: 6/23/22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

MELISSA CHISUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
ZD Management, LLC	ZD Management, LLC	**117-07-0-124**
3423 Stokesmont Road	332 Van Buren St.	
Nashville, TN 37215	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John A. McLean, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZD Management LLC

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:

Land in Davidson County, Tennessee, being the south one-half of Lot No. 109 on the Map of the north part of Noel's Subdivision of Watkins Grove, of record in Plat Book 547, Page 156, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 100 feet on the west side of Stokesmont Road (formerly Hord Street) and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to John A. McLean and wife, Janel R. McLean by Warranty Deed from William Jeremy Mahlow, married, of record in Instrument No. 20060630-0078522, Register's Office for Davidson County, Tennessee, dated June 26, 2006 and recorded on June 30, 2006.

Being the same property conveyed to John A. McLean by Quitclaim Deed from Janel R. McLean, of record in Instrument No. 20140805-0070298, Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on August 05, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantors spouse has not acquired any interest in the property.

This is improved (__x__) unimproved (____) property known as 3423 Stokesmont Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 31st day of October, 2018:

John A. McLean

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, John A. McLean, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 31st day of October, 2018.

My Commission Expires: 5.25.20

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

20181491R