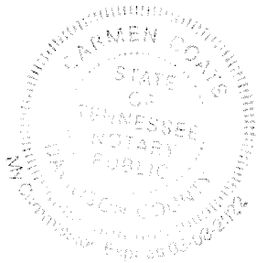
Karen Johnson Davidson County
Batch# 336663 DEEDWARR
12/31/2019 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20191231-0134795

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00 Affiant Subscribed and sworn to before me, this the 20th day of December, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ZW Investment Group, LLC	New Owner	072-07-0-194.00
2124 Genevia Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GUERRIER DEVELOLPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), 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(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 to Alton Embry by deed from James Raymer and wife, Wanda S. Raymer of record in Book 5931, page 881, Register's Office for Davidson County, Tennessee, dated August 31, 1982 and recorded on August 31, 1982. (Value or consideration shown in aforementioned deed $57,180.58.) (Deed of trust assumed in Book 5586, page 402, is released in 10136, Page 849).

Being the same property conveyed to Virgie Lee White Embry by Quitclaim deed from Alton Embry of record in Book 8426, page 715, Register's Office for Davidson County, Tennessee, dated July 19, 1991 and recorded on August 23, 1991.

Being the same property conveyed to Tracy L. Gaylord by Quitclaim deed from Virgie Lee White Embry of record in Book 9046, page 126, Register's Office for Davidson County, Tennessee, dated December 16, 1991 and recorded on August 12, 1993.

Being the same property conveyed to Alton Embry and wife, Tracy Embry by Quitclaim deed from Tracy L. Gaylord nka Tracy Embry of record in Instrument No. 20051020-0126423 Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on October 20, 2005.

Being a portion of the same property conveyed to Guerrier Develolpment, LLC, a Tennessee Limited Liability Company by Warranty deed from Alton Embry and wife, Tracy Embry of record in Instrument No. 20180524-0049910 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 24, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1238 McGavock Pike A&B, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2019.

Guerrier Develolpment, LLC, a Tennessee Limited Liability Company

By: _____
Elde Guerrier, Member

By: _____
DeLisa Guerrier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elde Guerrier, Member and DeLisa Guerrier, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Guerrier Develolpment, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022