NEW OWNER:
ZW INVESTMENT GROUP, LLC
P.O. BOX 160954
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 20-0078

Map & Parcel
07006001000

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 348643 **DEEDWARR**
01/27/2020 09:45:24 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20200127-0009325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company**, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ZW INVESTMENT GROUP, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land situate and lying in the 13th Civil District of Davidson County, Tennessee and more particularly described and bounded as follows:

Tract No. 1: Being part of Lot No. 1 on the Plan of Daniel Young Property, as of record in Book 332, Page 71, Register's Office for Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Engineers, March 20,1942: Beginning at a stake in the easterly margin of Hamilton Road, in the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed from Rose Warnick Lewis as of record in Book 1316, Page 538, said Register's Office; thence with the said road northwardly around a slight curve 71.5 feet, more or less, to the center of the common driveway; thence 69 deg. east 114 feet, more or less, to a stake; thence South 3 deg. 15' west 94.7 feet, more or less to Lewis' northerly line; thence with said line122 feet, more or less, to the beginning.

Tract No. 2: Being part of Lot No. 1 on the Plan of the Daniel Young Property as of record in same Book and Page as Tract No. 1, and described according to the same survey as Tract No. 1, as follows: Beginning at a stake in the center of a common driveway between the subject property and adjacent property on the easterly margin of Hamilton Road 71.5 feet, more or less, northwardly from the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed, from Rose Warnick Lewis, as of record in Book 1316, Page 538, said Registers Office; thence with the easterly margin of Hamilton Road northwardly around a slight curve 71.5 feet, more or less, to a stake; thence north 69 deg. East 107 feet to a stake; thence south 3 deg. 15' west 94.7 feet, more or less, to a stake in line with the center of said common driveway; thence westwardly 114 feet, more or less to the beginning.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from Richard Douglas Hester, unmarried and Ray W. Hester, married, dated November 4, 2019, and of record in Instrument No. 20191119-0119199, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2620 & 2622 BUENA VISTA PIKE, NASHVILLE, TN 37218**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 332, Page 1, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of January, 2020.

HIDDEN TRAIL PROPERTIES, LLC

By:_____
SEAN MCKINNIS
Its: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 23rd day of January, 2020.

_____
NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 23rd day of January, 2020.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022