Warranty Deed

Karen Johnson Davidson County Batch# 357743 DEEDWARR 02/13/2020 10:02:59 AM 2 pgs Fees: $13.00 Taxes: $1,849.82 20200213-0016596	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,950.00. M - M. Pallotta Affiant Subscribed and sworn to before me, this the 7th day of February, 2020. Notary Public My commission expires:

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

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew W. Pallotta Maria M. Pallotta	NEW OWNER	072-07-0I-002.00-CO
1439 Huffine Street		
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 DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW W. PALLOTTA AND MARIA M. PALLOTTA, HUSBAND AND WIFE**, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1238C Mcgavock Pike, A Horizontal Property Regime with Private Elements of record as Instrument No. 20181113-0111576 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Virgie White by Special Warranty deed from Shriners Hospital for Crippled Children, a corporation of record in Book 9009, page 937 Register's Office for Davidson County , Tennessee, dated June 23, 1993 and recorded on July 9, 1993 .

Being a portion of the same property conveyed to Alton Embry by Quitclaim deed from Virgie Lee White Embry of record in Instrument No. 20010517-0051111 Register's Office for Davidson County, Tennessee, dated October 19, 2000 and recorded on May 17, 2001.

Being a portion of the same property conveyed to Alton Embry and wife Tracy Embry by Quitclaim deed from Alton Embry of record in Instrument No. 20051020-0126421 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 Development 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 1439 Huffine Street, 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 7th day of February, 2020.

Guerrier Development 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 Development 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 7th day of February, 2020.

_____
Notary Public

My Commission Expires: 5-3-21

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