WARRANTY DEED

Karen Johnson Davidson County
Batch# 538625 DEEDWARR
12/21/2020 09:25:44 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20201221-0150795

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$140,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/3/23

AFFIX SEAL

DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0307-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Monica Guerrero	Monica Guerrero	
(NAME)	(NAME)	
52 Bepler Street	52 Bepler Street	
(ADDRESS)	(ADDRESS)	
Daly City, CA 94014	Daly City, CA 94014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty Thousand And No/100 Dollars ($140,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOSTS WORLDWIDE, INC.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONICA Y. GUERRERO,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 36 of Block "DD" on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, 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 described as follows:

Beginning at a point in the northerly margin of Fairview Drive, which point is the common corner of lot Nos. 35 and 36 of said subdivision; thence in a northerly direction, a distance of 181.4 feet to a dead line; thence westwardly 50 feet; thence in a southerly direction a distance of 177.8 feet to the northerly margin of Fairview Drive; thence easterly with the said northerly margin of Fairview Drive, a distance of 50 feet to the point of beginning.

Being the same property conveyed to Hosts Worldwide, Inc., Warranty Deed from Mr. Wenford Barnes and wife, Nettie Barnes, dated December 7, 2020, recorded December 16, 2020, of record in Instrument No. 20201216-0148412, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 4008 Fairview Dr, Nashville, TN 37218

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of December, 2020.

HOSTS WORLDWIDE

BY: _____

Alex Inman; President

State of Tennessee

County of Davidson

Before me, a Notary Pubic of the state and county mentioned, personally appeared Alex Inman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president of Hosts Worldwide, Inc., the within named bargainor, a corporation, and that such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Alex Inman.

Witness my hand, at office, this 7th day of December, 2020.

_____

Notary Public

My Commission Expires 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023