File No. 250301058

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

LEE A. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 04/13/05 14:47 3 pgs
Fees:18.00 Taxes:294.15
20050413-0041286

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugo Rios	Same as New Owner	**Map 87-9**
(NAME)	(NAME)	**Parcel 29**
4640 Forest Ridge Drive		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **G. Fund One, a Tenn. General Partnership, composed of Willard Dean Gregory, Tony D. Gregory, and Ted Gregory,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hugo Rios, and wife, Angela Rios**, HEREINAFTER CALLED THE GRANTEE(S), 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. 226 on the Plan of Valley Grove Subdivision, Section 9, as of record in Plat Book 5200, Page 605, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to G. Fund One, a Tenn. General Partnership, by deed from Michael E. Board, of record in Book 10979, Page 76, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **4640 Forest Ridge Drive, Hermitage, TN 37076**
(House Number) (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 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 our hands this 30th day of March, 2005.

G. Fund One, a Tenn. General Partnership

Willard Dean Gregory, Partner

By: _____
Ted Gregory, Attorney-in-Fact

Ted Gregory, Partner

Tony D. Gregory, Partner

By: _____
Ted Gregory, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TED GREGORY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 30th day of March, 2005.

Notary Public

My Commission Expires: 7/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TED GREGORY**, to me known to be the person who executed the foregoing instrument in behalf of **TONY D. GREGORY**, and acknowledged that he executed the same as the free act and deed of the said **TONY D. GREGORY**, pursuant to a Power of Attorney which appears of record in Instrument No. 20050413-0041284, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 30th day of March, 2005.

Notary Public

My Commission Expires: 7/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TED GREGORY**, to me known to be the person who executed the foregoing instrument in behalf of **WILLARD DEAN GREGORY**, and acknowledged that he executed the same as the free act and deed of the said **WILLARD DEAN GREGORY**, pursuant to a Power of Attorney which appears of record in Instrument No. 20050413-0041285, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 30th day of March, 2005.

Notary Public

My Commission Expires: 7/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY