BILL GARRETT, Davidson County
Trans:T20130089455 DEEDWARR
Recvd: 10/17/13 10:43 2 pgs
Fees:13.00 Taxes:222.00

20131017-0108489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

ADAM G. LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: AV-13-4980

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Patton	NEW OWNER	046-00-0-037.00
(NAME)	(NAME)	
4980 Bull Run Road		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(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, I/WE, **G CO INVESTMENTS, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PHIL PATTON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southwesterly corner portion of a tract of land owned by Rufus Gallaher, Jr., and wife, as of record in Book 2440, Page 627 said Register's Office, located in the 13th Civil District, said tract being more particularly described as follows:

Beginning at a spike located in the center line of the existing pavement of Bull Run Road, said spike marking the Southeasterly corner of the tract and being located 464.8 feet in the Northwesterly direction from the center line of 32 feet of 24 inc. CMP noted by Davidson County Highway Department as Station 239-00; thence North 43 degrees 53 minutes East 321.4 feet to an oak stake with tack; thence North 15 degrees 15 minutes East 94.5 feet to an oak stake with a tack; thence along the same line 86.1 feet an iron pin marking the Northeast corner of the tract, total calls for North 15 degrees 15 minutes East being 180.6 feet; thence North 70 degrees 20 minutes West 295.9 feet to an iron pin; thence along the same line 270.4 feet to an iron pin: thence along the same line 62.5 to an iron pin; total calls for North 20 degrees 20 minutes West being 623.0 feet: thence North 69 degrees 33 minutes West 88.7 feet to an iron pin; thence North 65 degrees 00 minutes West 219.1 feet to an iron pin marking the Northwest corner of the tract and placed on the property line between Joe T. McCary and Rufus Gallaher, Jr.; thence South 3 degrees 22 minutes West 127.8 feet to an iron pin; thence along the same line 134.4 feet to a spike located in the center of the existing pavement of Bull Run Road; said spike marking the Southwest corner of the tract and being on the line dividing the property of Joe T. McCary and Rufus Gallaher, Jr.; total calls South 3 degrees 22 minutes West being 262.2 feet: thence along the road South 43 degrees 05 minutes East 188.5 feet to a tack in existing pavement; thence along the road South 55 degrees 02 minutes East 597.3 feet to the point of beginning, the whole containing 7.46 acres, more or less.

Included in but excluded from the conveyance herein of the above described property is the following property, Land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lambert. Surveyor, dated January 7, 1956 as follows:

Beginning at a spike in the center of Bull Run Road, said spike being North 55 degrees 02 minutes West 50 feet from the Southeast corner of the property conveyed to Walter D. Whitmore and wife, by Deed from Rufus Gallaher, Jr., and wife of record in Book 2448 Page 164, Register's Office for said County; thence North 43 degrees 53 minutes East 115 feet to an iron pin thence North 55 degrees 02 minutes West 135 feet to an iron pin; thence South 43 degrees 53 minutes West 115 feet to a spike in the center of Bull Run Road; thence with the center of Bull Run Road; South 55 degrees 02 minutes East 135 feet to the beginning and containing 0.36 acres, more or less.

This legal description copied from prior deed(s) of record

Being the same property conveyed by Quitclaim Deed from William O. Hambly to G Co Investments, LLC as recorded on the 4th day of March, 2013 in Instrument No. 20130304-0021173; Final Decree Confirming (Tax) Sale as recorded on the 15th day of November, 2011 in Instrument No. 20111115-0089209, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4980 Bull Run Road, Ashland City, TN 37015

(House Number) (Street) (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 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 my/our hand(s) this 15th day of October, 2013.

G Co Investments, LLC

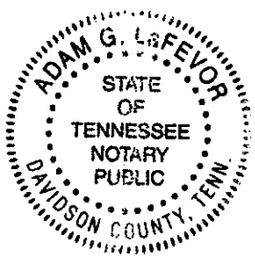
BY: Brian Gainous, Chief Manager
Brian Gainous, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of October, 2013, before me personally appeared Brain Gainous, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of G Co Investments, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of October, 2013.

Notary Public
My Commission Expires: 10/18/16



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171