BILL GARRETT, Davidson County
Trans:T20140004424 DEEDWARR
Recvd: 01/21/14 11:52 2 pgs
Fees:13.00 Taxes:62.90
20140121-0005470

TY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

NANCY C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Craig A. Johnson	NEW OWNER	Parcel ID:
1791 Schoolcraft St.		13500018200
Holt, MI 48842		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

G Co Investments, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Craig A. Johnson and wife, Pam T. Johnson
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:

Being Property located in the 29th Council District of Nashville, Davidson County Tennessee, known as the G Co. Investments Property, of record in Instrument No. 201310240110678, in the register's office of Davidson County, and being more particularly described as follows;

COMMENCING at an Iron Pipe (found) at the northeast corner of the Mohmoud Dahir Property (inst. # 201211270108855) located in the westerly right of way of Ned Shelton Road (50' R.O.W.), being further located at Tennessee State Plane Coordinates N-642023.51, E-1781168.43 (NAD83), thence, South 09 degrees 43 minutes 37 seconds West 235.00 feet to an Iron Pin (set) in the westerly right-of-way of Ned Shelton Road. Said point having Tennessee State Plane Coordinates of N- 641791.89 E-1781126.73, this being the northeast corner of the herein described property and the True Point of Beginning,
Thence, continuing with Ned Shelton Rd, South 09 degrees 43 minutes 37 seconds West, 136.72 feet to an iron pin (set);

Thence, with a curve to the right, having a radius of 40.00 feet, an arc length of 80.83 feet, a chord bearing of South 67 degrees 37 minutes 14 seconds West, a chord distance of 67.76 feet to an iron pin (set) in the northerly right of way of Smith Springs Rd (50' R.O.W.);

Thence continuing with Smith Springs Rd, North 54 degrees 29 minutes 10 seconds West, 110.79 feet to an iron pin (found);

Thence leaving Smith Springs Rd, North 05 degrees 03 minutes 38 seconds East, 188.75 feet to an iron pin (set);

Thence, South 60 degrees 02 minutes 26 seconds East, 183.86 feet to the Point of Beginning, Containing 30,558.82 square feet, 0.70 acres, according to a survey by Jeffrey A. Leopard dated January 6, 2014.

BEING the same property conveyed to G Co. Investments, LLC by Final Decree Confirming Sale from Clerk and Master, of record in Instrument 20120822-0075451, dated August 7, 2012, Register's Office for said County. See also Order Granting Motion for Writ of Possession Quieting Title to Tax Sale Property of record in Instrument 20131024-0110678, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees and (2) Anchor and Guy Wire Easement to Metro of record in Book 11594, Page 297 and Sewer & Drainage Easement to Metro of record in Book 6919, Page 93, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 2416 Smith Springs Rd., Nashville, TN 37217

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 my hand this 17th day of January, 2014.

G Co Investments, LLC

BY: _____
Brian Gainous
Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Gainous with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of the G Co Investments, LLC the within named bargainer, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Brian Gainous as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2014.

My Commission Expires: 9-9-14 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.