WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 9-2-14
(AFFIX SEAL)

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:
Dean A. Hibbs	NEW OWNER	Parcel ID:
170 Upper Station Camp Creek Roa		08207044800
Gallatin, TN 37066		

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
Dean A. Hibbs , married
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 44 on the map entitlted Village Manor, of record in Plat Book 3300, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to G Co Investments, LLC by Final Decree Confirming Sale from Davidson County Clerk and Master, of record in Instrument 20130319-0027325, dated March 4, 2013, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3368, Page 23 amended in Book 3375, Page 261 and Book 3405, Page 462, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 55, 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 ( )

This is Improved (X) property, known as 606 N. 5th Street, Nashville, TN 37207

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 3rd day of June, 2014.

G Co. Investments, LLC

BY:
Brian Gamous
Chief Manager

BILL GARRETT, Davidson County
Trans:T20140039296 DEEDWARR
Recvd: 06/04/14 13:59 6 pgs
Fees:33.00 Taxes:205.35

20140604-0048500

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 3rd day of June, 2014.

My Commission Expires: 9-9-14

Notary Public

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

MB 134 Page 433

RECEIVED
APR 11 2014
Day. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

THE METROPOLITAN GOVERNMENT OF DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE

Plaintiff,

vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2010 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

SMITH, DEBORAH

Bill No. 73177
Map & Parcel No. 08207044800

REAL PROPERTY
Tax Civil Action
No. 12-368-I

FILED
2014 APR 17 PM 1:47
DAVIDSON CO. CHANCERY CT.
PC&M

ORDER GRANTING MOTION FOR WRIT OF POSSESSION AND QUIETING TITLE TO TAX SALE PROPERTY

This matter came before the Court on April 11, 2014 on the motion of the tax sale purchaser, G CO INVESTMENTS, LLC ("GC"), for a writ of possession as to the tax sale property identified in the caption above, pursuant to Tenn. Code Ann. § 67-5-2503, and to order title quieted to said property, pursuant to Tenn. Code Ann. § 67-5-2504. GC appeared by counsel, and neither the taxpayer defendant nor any lienholders or other claimants filed a response or appeared, despite being properly served with notice.

Having considered the Court's record, the motion, and the representations and arguments made this day, the Court finds that:

1. No written responses to the Motion were timely filed;

I certify that this is a true copy of original instrument filed in my office.
This 23rd day of May 2014
CRISTI SCOTT, Clerk & Master
By _____ Deputy

2. The Court entered a Final Decree Confirming Sale on March 15, 2013, confirming the legality and sufficiency of the delinquent tax proceedings, and divesting all right, title and interest out of the delinquent taxpayers and all other interested parties, and vesting title in GC, subject only to the statutory right of redemption, as to the real property identified by the Assessor's map and parcel designation in the caption above, and further described as follows:

Land in Davidson County, Tennessee
606 5TH N ST
NASHVILLE TN 37207
0.05 Acres
Map and Parcel Number 08207044800
Deed Book, Page 20060426 0047556

3. The statutory redemption period for all parties with prior interests in the property expired on March 17, 2014[1]. On that date, "perfect title" to the property vested in GC by operation of law, pursuant to Tenn. Code Ann. § 67-5-2504(b).

4. Neither the taxpayer defendant nor any lienholders or other claimants have any remaining lawful claim to the property. Thus, having "perfect title" to the property, GC is entitled to possession, which this Court is vested with the authority to order, pursuant to Tenn. Code Ann. § 67-5-2503, and the language of the Final Decree.

5. GC's motion also requested payment of subsequent property taxes out of the overage funds held in Court. On GC's request, that part of the motion shall be continued to Friday, May 9, 2014 at 9:00 a.m. to be addressed separately.

GC's motion is well taken, and therefore, it is ORDERED, ADJUDGED AND DECREED that:

[1] March 15, 2014 was a Saturday.

1. GC is entitled to possession of the subject property, and accordingly, the Clerk and Master shall issue a Writ of Possession thereto after a period of thirty (30) days after entry of this Order;

2. GC has perfect title to the subject property, and all other claims against the subject property have been quieted by operation of law; and

3. The hearing on GC's additional request for payment of subsequent taxes out of the remaining overage funds is continued to Friday, May 9, 2014 at 9:00 a.m. to be addressed separately.

All other matters are reserved.

Enter:_____

CHANCELLOR

Approved for entry:

S. Madison Roberts, IV (#250652)
Yost Robertson Nowak, PLLC
133 Holiday Court, Suite 208
P.O. Box 681346
Franklin, TN 37068-1346
(615) 790-9678
(615) 790-1617 (Fax)
mroberts@yosrob.com
Attorney for G. Co. Investments, LLC

Certificate of Service

I hereby certify that I mailed a true and accurate copy of the foregoing Order, upon its submission for the Court's consideration, by first class mail, postage prepaid, on the _____ day of April, 2014:

J. Brooks Fox, et al.
Assistant Metropolitan Attorneys
P.O. Box 196300
Nashville, TN 37219

Deborah Smith
1817 Jefferson St.
Nashville, TN 37208

Bank of America, N.A.
Serve: Jay Ebelhar, Counsel
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
First Tennessee Building
165 Madison Avenue, Suite 2000
Memphis, TN 38103
(By mail and by email to jebelhar@bakerdonelson.com)

and hand-delivered
SMR

S. Madison Roberts, IV, #25062