WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/15 13:28 2 pgs
Fees:13.00 Taxes:680.80
20150407-0030514

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$184,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of April, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
G & F Holdings, LLC	New Owner	04312001100 and 04312001000
1317 Moher Blvd.		
Franklin, TN 37067	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gregory Joseph Lammert, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **G & F Holdings, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1: more commonly known as 214 and 216 Rio Vista Drive, Madison, TN 37115.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.

Being the same property conveyed to Gregory Lammert and wife, Scherie Lammert from Larry Grimaldi by Deed on November 16, 1996, of record in Book 10055, Page 635, Register's Office for Davidson County, Tennessee. Further conveyed to Gregory Joseph Lammert from Scherie Lynn Lammert by QuitClaim Deed on November 15, 2005, of record in Instrument Number 20051123-0142002, Register's Office for Davidson County, Tennessee.

TRACT 2: more commonly known as 218 and 220 Rio Vista Drive, Madison, TN 37115.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 10 on the Plan of Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 6 on the Plan of Eller & Vandiver's Subdivision, not of record, and further described as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 203 feet from the northerly margin of Dupont Avenue; thence northwesterly 50 feet to a point; thence northeasterly 275 feet to a point; thence southeasterly 50 feet to a point; thence southwesterly 275 feet to the point of beginning.

Being the same property conveyed to Gregory Lammert and wife, Scherie Lammert from Larry Grimaldi by Deed on November 16, 1996, of record in Book 10055, Page 622 and re-recorded in Book 10322, Page 236 to correct legal description, Register's Office for Davidson County, Tennessee. Further conveyed to Gregory Joseph Lammert from Scherie Lynn Lammert by QuitClaim Deed on November 15, 2005, of record in Instrument Number 20051123-0142001, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Book 5600, Page 939, Register's Office for Davidson County, Tennessee.

This is improved property known as: **214, 216, 218, and 220 Rio Vista Dr., Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 2, 2015.

Gregory Joseph Lammert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory Joseph Lammert** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 2, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY