WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150039173 DEEDWARR
Recvd: 05/20/15 10:08 2 pgs
Fees:13.00 Taxes:499.50
20150520-0046450

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Baxter	Jason Baxter Construct-All USA, Inc.	09106008000
(NAME) Construct-All USA, Inc. 1404 West College Street	(NAME) 1404 West College Street	
(ADDRESS) Murfreesboro TN 37129	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, G Co Investments, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON BAXTER , HEREINAFTER CALLED THE GRANTEE, HIS 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. 13 on the Plan of West Park Addition, as of record in Book 2330, Page 39, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to William O. Murray and wife, Jo Anne Murray by Warranty Deed from Willlam Joseph Guckiean and wife, Martha Mae Guckiean which deed is dated October 15, 1965 and recorded in Book 3950, Page 498, Register's Office for Davidson County, Tennessee. The said William O. Murray having predeceased Jo Anne Murray and the said Jo Anne P. Murray having since died on January 25, 1998. The Last Will and Testament of Joanne P. Murray devised herein described property to Steven Alley Murray. See Probate File No. 96P-199 and Will Book 218, Page 361 in the Probate Court Clerk's Office for Davidson County, Tennessee. The above property was further conveyed to Steven Allen Murray by Quitclaim Deed from Jimmy A. Duncan, as Trustee, which Quitclaim Deed is dated July 28, 2003 and recorded as Instrument No. 20030728-0105048, Register's Office for Davidson County, Tennessee. Subsequent title to herein described property was vested in G Co Investments, LLC by Final Decree Confirming Sale of record as Instrument No. 20131001-0102913, Register 's Office for Davidson County, Tennessee and further by further by Order of the Chancery Court for Davidson County, Tennessee of record as Instrument No. 20150109-00026886, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF WEST PARK ADDITION OF RECORD IN BOOK 2330, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO SUBDIVISION RESTRICTIONS, OF RECORD, IF ANY.

unimproved ☐

This is improved ☑ property, known as 5904 Carl Place, Nashville, TN 37209

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 18th day of May, 2015.

G Co Investments, LLC

By: _____
Brian Gainous, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Gainous, with whom I am personally acquainted, 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 being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

WITNESS my hand and seal this 18th day of May, 2015.

My Commission Expires:
January 09, 2018

_____
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115