WARRANTY DEED

PATRICIA NICHOLLS
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 $ 178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/14
(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:
Vida Kiger Scott	NEW OWNER	Parcel ID:
3215 Leswood Lane		05014013700
Nashville, TN 37207		

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

First Home Financial, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Vida Kiger Scott , unmarried

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 Lot No. 317 on the Plan of Parkwood Estates, Section Two, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, otherwise known as 3215 Leswood Lane, Nashville, Tennessee, 37207, designated on the Assessor's tax maps as Map and Parcel Number 05014013700, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Home Financial, LLC by Quitclaim Deed from G CO Investments, LLC, of record in Instrument 20160404-0031829, dated March 31, 2016, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20150819-0083635; Final Decree of record in Instrument 20150331-0027765; Final Decree in Book 9320, Page 609; and Deed of record in Book 5380, Page 771, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3249, Page 34; Book 3309, Page 615; and Book 3616, Page 29, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 5, 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 3215 Leswood Lane, 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 6th day of June, 2016.

First Home Financial, LLC
By: G Co Investments, LLC, Sole Member

BY: _____
Brian Gainous, Chief Manager

BILL GARRETT, Davidson County
Trans:T20160047913 DEEDWARR
Recvd: 06/07/16 10:38 2 pgs
Fees:13.00 Taxes:660.45

20160607-0057264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Brian Gainous with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager, of G Co. Investments, LLC, Sole Member of First Home Financial, LLC the within named bargainer, and that he/she as such Chief Manager, being authorized so to do, executed the within instrument on behalf of G Co. Investments, LLC, Sole Member of First Home Financial, LLC, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2016.

My Commission Expires: 8/23/16

Notary Public

