BILL GARRETT, Davidson County
Trans: T20160107695 DEEDWARR
Recvd: 12/07/16 14:46 2 pgs
Fees: 13.00 Taxes: 1147.00

20161207-0128622

WARRANTY DEED

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

gingerdickey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

Kaylaranderson
Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diego Acosta Domingo	Pinnacle Bank	050 00 0 110.00
(NAME) 3600 Trail Hollow Lane	(NAME) 150 3rd Ave. S. Ste 900	
(ADDRESS) Whites Creek, TN, 37189	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **GVB Group, LLC, a Michigan limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diego Acosta Domingo, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the Southeasterly boundary line of a tract of land conveyed to J.D. Southerland by Deed as of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee, and also being the Southwest corner of a tract conveyed to C.W. Cone et ux by Deed as of record in Book 1847, Page 522, said Register's Office, proceed; South 83 degrees 15 minutes 51 seconds East 245.40 feet to an iron pin, the point of beginning; thence North 47 degrees 25 minutes 37 seconds East 947.95 feet to a point in the center of a 50 foot private drive; thence with the center of said drive South 49 degrees 13 minutes 50 seconds East 112.72 feet; thence with a 913.08 foot radius curve to the right 199.21 feet, said curve has a chord bearing and distance of South 42 degrees 58 minutes 49 seconds East 198.81 feet; thence South 36 degrees 43 minutes 49 seconds East 114.44 feet; thence with a 175.00 foot radius curve to the right 140.79 feet, said curve has a chord bearing and distance of South 13 degrees 40 minutes 59 seconds East 137.02 feet; thence South 9 degrees 19 minutes 29 seconds West 122.11 feet; thence with a 350.00 foot radius curve to the left 151.34 feet, said curve has a chord bearing and distance of South 3 degrees 01 minutes 24 seconds East 150.17 feet; thence South 15 degrees 24 minutes 39 seconds East 49.32 feet to the Northerly boundary line of Marie Hudson, Tax Map 50 Parcel 2; thence with the Northerly boundary line of Hudson North 83 degrees 15 minutes 51 seconds West 1028.29 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to GVB Group, LLC by Special Warranty Deed from Bayview Loan Servicing, LLC, recorded on the 31st day of March, 2016 at Instrument No. 20160331-0030622, in the Register's Office of Davidson County, Tennessee.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3600 Trail Hollow Lane, Whites Creek, TN 37189

(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 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 30th day of November, 2016.

GVB Group, LLC

Falcon Holding Company, a Michigan corporation

By: Gregory A. Van Boxel
Its: Chairman

Gregory A. Van Boxel, as Trustee of the Gregory A. Van Boxel Trust dated June 9, 1995

STATE OF Michigan
COUNTY OF Muskegon

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Gregory A. Van Boxel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Chairman of Falcon Holding Company, a Michigan corporation and Trustee of the Gregory A. Van Boxel Trust, dated June 9, 1995 of GVB Group, LLC, a Michigan limited liability company, the within named bargainor, and that he/she as such Chairman of Falcon Holding Company, a Michigan corporation and Trustee of the Gregory A. Van Boxel Trust, dated June 9, 1995, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Chairman of Falcon Holding Company, a Michigan corporation and Trustee of the Gregory A. Van Boxel Trust, dated June 9, 1995.

Witness my hand this 30th day of November, 2016.

Michelle L Bourdon
Notary Public

My commission expires:

MICHELLE L. BOURDON NOTARY PUBLIC MUSKEGON COUNTY, MI

Michelle L. Bourdon
Notary Public, Muskegon County, MI
My Commission Expires May 19, 2019

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206