Davidson County DEEDWARRSP
Recvd: 03/31/17 09:35 5 pgs
Fees:28.00 Taxes:481.00
20170331-0031390

Commitment Number: 16337419-A

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jerron Rashaan Moore, 3816 Lunn Drive, Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
058-11-0-213

SPECIAL WARRANTY DEED

G. Co. Investments, LLC, hereinafter grantor, whose tax-mailing address is **301 Northcreek Blvd #208, Goodlettsville, TN 37072**, for $130,000.00 (One Hundred Thirty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Jerron Rashaan Moore**, hereinafter grantee, whose tax mailing address is **3816 Lunn Drive, Nashville, TN 37218**, the following real property:

ALL that certain tract or parcel of land described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 137-B, Royal Hills Subdivision, Section 1, recorded in Book 6250, Page 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Property Address is: 3816 Lunn Drive, Nashville, TN 37218

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at 20161230-0137706 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 058-11-0-213

Executed by the undersigned on 3-23, 2017:

G. Co. Investments, LLC

By: Brian Gallmon

Its: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 03/23/, 2017 by Brian Gallmon its Chief Manager on behalf of **G. Co. Investments, LLC** who is personally known to me or has produced TN DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2019

Maximum principal indebtedness for Tennessee recording tax purposes is $ 130,000 00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 130,000 00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29th day of March, 2017.

Joseph P. Vallone
Affiant

Joseph P. Vallone
Print Name

(Seal)

Notary Public

My commission expires:
12/15/17

Susan E Laurito
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan E. Laurito, Notary Public
Ross Twp., Allegheny County
My Commission Expires Dec. 15, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, JOSEPH P. VALLONE, 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 Pennsylvania

County of Allegheny

Personally appeared before me, TRACY L. SUTER, a notary public for this county and state, JOSEPH P. VALLONE, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/24/17
Notary's Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES