Davidson County DEEDWARRSP
Recvd: 06/05/17 09:12 5 pgs
Fees:28.00 Taxes:934.25
20170605-0055578

Commitment Number: 16330592-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:
Melvin Cartwight and **Yvonne Cartwright, husband and wife**, 1213 Lyric Ln, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041-07-0-082

SPECIAL WARRANTY DEED

G. Co. Investments, LLC, hereinafter grantor, whose tax-mailing address is **213 Belding Drive, Nashville, TN 37214**, for $252,500.00 (Two Hundred Fifty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Melvin Cartwight** and **Yvonne Cartwright, husband and wife**, hereinafter grantees, whose tax mailing address is **1213 Lyric Ln, Nashville, TN 37207**, the following real property:

That certain tract or parcel of land described as follows, to wit:

Being Lot No. 14 on the Plan of Bell Valley, of record in Plat Book 3500, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to G. Co. Investments, LLC by Quitclaim Deed from First Home Financial, LLC, of record as Instrument No. 20161230-0137708, dated December 29, 2016, recorded December 30, 2016, Register's Office, Davidson County, TN.

FURTHER BEING the same property conveyed to First Home Financial, LLC by

Quitclaim Deed from G Co Investments, LLC, of record as Instrument No. 20160512-0047372, dated May 10, 2016, recorded May 12, 2016, Register's Office, Davidson County, TN.

AND FURTHER BEING the same property conveyed to G. Co. Investments, LLC by Final Decree Confirming Sale from Lloyd B. Moore, et us, by and through the Clerk and Master, of record as Instrument No. 20150416-0033736, dated April 8, 2015, recorded April 16, 2015, Register's Office, Davidson County, TN.

Property Address is: 1213 Lyric Ln, Nashville, TN 37207

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 grantees forever.

DERIVATION CLAUSE

BEING the same property conveyed to G. Co. Investments, LLC by Quitclaim Deed from First Home Financial, LLC, of record as Instrument No. 20161230-0137708, dated December 29, 2016, recorded December 30, 2016, Register's Office, Davidson County, TN.

Parcel ID: 041-07-0-082

Executed by the undersigned on May 24, 2017:

G. Co. Investments, LLC

By: Brian Gainous

Its: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 24, 2017 by Brian Gainous its Chief Manager on behalf of **G. Co. Investments, LLC** who is personally known to me or has produced drivers license 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

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Maximum principal indebtedness for Tennessee recording tax purposes is 252500.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 252,500.00 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 24th day of May, 2017.

(Seal)

ELIZABETH AMICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Brian Gaihous
Affiant

Brian Gaihous
Print Name

Elizabeth Amick
Notary Public

My commission expires:

3-3-2020

Elizabeth Amick
Print Name

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