WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/17 12:46 3 pgs
Fees:18.00 Taxes:1239.50
20170608-0057611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/19/21 (AFFIX SEAL)

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erik Nikravan	NEW OWNER	07114004400
(NAME)	(NAME)	
1107 Baptist World Center Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT G. Co. Investments LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIK NIKRAVAN, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT II: LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY OF GEO W. WATKINS, DATED JANUARY 20, 1973, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF WHITE'S CREEK PIKE; THENCE WITH THE MARGIN OF SAID PIKE, NORTH 51°27' WEST 84.2 FEET TO AN IRON PIN; THENCE LEAVING SAID PIKE WITH AN OLD FENCE LINE, NORTH 5°20' EAST 342.6 FEET TO AN IRON PIN; THENCE WITH A FENCE, SOUTH 84°40' EAST 67.3 FEET TO AN IRON PIN; THENCE WITH AN OLD FENCE LINE, SOUTH 5°0' WEST 386.5 FEET TO THE POINT OF BEGINNING, CONTAINING 57/100 OF AN ACRE, MORE OR LESS.

BEING THE SAME PROEPRTY CONVEYED TO G. CO. INVESTMENTS LLC BY QUITCLAIM DEED FROM FIRST HOME FINANCIAL, LLC, DATED DECEMBER 30, 2016, OF RECORD IN INSTRUMENT NO. 20161230-0137702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FIRST HOME FINANCIAL, LLC BY QUITCLAIM DEED FROM G. CO. INVESTMENTS LLC, DATED MAY 12, 2016, OF RECORD IN INSTRUMENT 20160512-0047369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO G. CO. INVESTMENTS LLC BY THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE IN DOCKET NO. 14-305-III OF RECORD IN INSTRUMENT NO. 20150416-0033738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1107 BAPTIST WORLD CENTER DR., NASHVILLE, TENNESSEE 37207.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	1107 Baptist World Center Dr. Nashville TN 37207
	(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.

IN WITNESS, WHEREOF, I have hereunto set my hand on June 1, 2017.

G. CO. INVESTMENTS, LLC

BY: _____
JOHN A. BELL, JR.,
AUTHORIZED AGENT,
SELLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of G. Co. Investments, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of G. Co. Investments, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2017.

My Commission Expires: 4/19/21

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

_____
Notary Public

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC
S THOMPSON
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19