Bill Garrett Davidson County
Batch# 23252 DEEDWARR
11/07/2017 12:28:22 PM 2 pgs
Fees: $13.00 Taxes: $394.79
20171107-0114604

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G Co. Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Allen Perry, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of the Re-subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6 in the Cumberland Nurseries, as of record in Book 332, page 148, 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 final decree confirming sale filed February 9, 2015, of record in Instrument No. 20150331-0027768, Register's Office for Davidson County, Tennessee, Quitclaim Deed dated December 29, 2016, of record in Instrument No. 20161230-0137707, Register's Office for Davidson County, Tennessee and by Order Granting Motion for Default Judgement and Quieting Title to Real Property filed August 30, 2017, of record in Instrument No. 20170922-0097251, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 112 Joyner Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of November, 2017.

G Co. Investments, LLC

By: Brian Gainous, Chief Manager

By: Hillary Gainous, Secretary

State of Tennessee)
County of Davidson)

On this 6th day of November, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Brian Gainous, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Chief Manager of the maker, G Co. Investments, LLC and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of G Co. Investments, LLC as Chief Manager.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this 6th day of November, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Hillary Gainous, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Secretary of the maker, G Co. Investments, LLC and that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of G Co. Investments, LLC as Secretary.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 106,700.00.**

Affiant

Sworn and subscribed before me on this the 6th day of November, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Allen Perry 1725 Stokes Lane Nashville, TN 37215	New Owner	119-05-0-322.00