WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Vicki R French
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2018.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 72982 DEEDWARR
03/26/2018 10:30:31 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180326-0028038

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vicki R. French, an unmarried woman	Regions Bank dba Regions Mtg.	#09503005600
(NAME) 2308 Sweetwood Rd.	(NAME) Dept. 2520, P.O. Box 2153	
(ADDRESS) Nashville, TN 37214-2727	(ADDRESS) Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

G. CO. INVESTMENTS, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VICKI R. FRENCH, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, 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 3rd Civil District of Davidson County, Tennessee, being Lot No. 117 on the Plan of Merry Oaks Subdivision, not of record, and described as follows:

Beginning at a point in the northerly margin of Sweetwood Road, the common corner of Lots 116 and 117; thence with the line between said lots, northerly 185.1 feet to a point in the south line of Lot 7; thence with the line of Lots 7 and 8, easterly 84.5 feet to the common corner of Lots 117 and 118; thence with the line between said lots, southerly 190.1 feet to the northerly margin of Sweetwood Road; thence with the margin of said road, westerly 100 feet to the beginning.

Being the same property conveyed to G. Co. Investments, LLC by Quitclaim Deed from First Home Financial, LLC, of record in Instrument 20161230-0137698, dated December 29, 2016, Register's Office for said County. See also Final Decree in Instrument 20150819-0083648; Agreed Order in Instrument 20161114-0119770; Quitclaim Deed in Instrument 20160512-0047382; Order Quieting Title in Instrument 20170825-0087475; Will of record in 09P1132 and Will in 01P1050 and Warranty Deed of record in Book 1971, Page 615, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees.

unimproved ☐
This is improved ☒ property, known as 2308 Sweetwood Rd., Nashville, TN 37214-2727
(House No.) (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 our hands this 23rd day of March, 2018.

G. Co. Investments, LLC

BY: _____
Brian Gainous
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Gainous with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of G. Co. Investments, LLC, the within named bargainer, and that he/she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of G. Co Investments, LLC, by the said Brian Gainous as such Chief Manager.

Witness my hand and official seal, this 23rd day of March, 2018.

My Commission Expires: 5/5/20

_____
Notary Public

