Bill Garrett Davidson County
Batch# 103042 DEEDWARRSP
06/11/2018 12:56:30 PM 5 pgs
Fees: $28.00 Taxes: $832.50
20180611-0055829

Commitment Number: 16336781-B

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:
Justin Canfield, 6715 River Road Pike, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10100010400

SPECIAL WARRANTY DEED

G. Co. Investments LLC, hereinafter grantor, whose tax-mailing address is **301 Northcreek Blvd, #208, Goodlettsville, TN 37072**, for $225,000.00 (Two Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Justin Canfield**, hereinafter grantee, whose tax mailing address is **6715 River Road Pike, Nashville, TN 37209**, the following real property:

ALL that certain tract or parcel of land described as follows, to wit: Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to surveys made by S.H. Hutchinson, Surveyor, September 16, 1952, and April 4, 1958, as follows: Beginning in the center of New River Road, at a point South 14 deg. West 154 feet from the southwest corner of the property conveyed to M.D. Holmes and wife, by deed from Charles Sullivan and wife, of record in Book 2093, Page 117, Register's Office for said County; thence with the center of said Road, South 14 deg. West 126.5 feet and South 10 deg. West 30.5 feet to a stake about 3 feet north of a drain; thence North 15 deg. East 157.5 feet to a stake in a field; thence North 71 deg. 30' West 253 feet to the beginning, containing 0.90 of an acre, more or less. BEING the same property conveyed to First Home Financial, LLC from G Co. Investments, LLC by Quitclaim Deed recorded 05/02/2016 as Instrument No. 20160512-0047383, Register's

Office for said County. FURTHER BEING the same property conveyed to G Co. Investments, LLC BY Final Decree Confirming Sale from Clerk and Master, Metropolitan Government of Nashville and Davidson County, of record as Instrument 20150819-0083643, dated July 17, 2015, Register's Office for said County.
Property Address is: 6715 River Road Pike, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Final Decree Confirming Sale recorded at Instrument Number 20150819-0083643 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 10100010400

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.

Executed by the undersigned on May 31, 2018:

Brian Gainous, Chief Manager
G. Co. Investments LLC

By: Brian Gainous
Its: Chief Manager

STATE OF TN
COUNTY OF Davidson
The foregoing instrument was acknowledged before me on May 31, 2018 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.

Elizabeth F Amick
Notary Public

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

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $225,000.00

Affiant Melany Smith

STATE OF Pennsylvania
COUNTY OF Allegheny

On this 11 day of June, A.D., 2018, before me, a Notary Public in and for said county, personally appeared Melany Smith, to me personally known, who being by me duly sworn (or affirmed) did say that that person is N/A (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) N/A acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Notary Public (signature)

Commonwealth of Pennsylvania - Notary Seal
Susan E. Laurito, Notary Public
Allegheny County
My commission expires December 15, 2021
Commission number 1220567
Member, Pennsylvania Association of Notaries

(Stamp or seal)

True Copy Certification

I, Cheryl L. Bowley, 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 Virginia

County of Henrico

Personally appeared before me, Deborah Baldwin [Name of Notary], a notary public for this county and state, [~~name of person making~~ Cheryl L. Bowley certification] 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: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA