Bill Garrett Davidson County
Batch# 127554 DEEDWARR
08/10/2018 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20180810-0079225

WARRANTY DEED

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

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
Caprice Palmer	Same	071-16-0-179.00
(NAME)	(NAME)	
1214 N. 5th Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(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 A Tennessee, Limited Liability Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caprice Palmer,** and Deborah Campbell, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lots 42 & 43, OAKWOOD PARK, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy J. Hodges, unmarried, by Warranty Deed from Daniel Anthony Mevio, unmarried, of record in Book 10285, Page 68, in the Register's Office of Davidson County, Tennessee, dated December 4, 1996 and recorded on December 9, 1996.

Being the same property conveyed to G. Co. Investments, LLC, by Decree from the Chancery Court of Davidson County, Tennessee of record in Instrument No. 20160211-0013347, in the Register's Office of Davidson County, Tennessee, recorded on February 11, 2016.

Being the same property conveyed to First Home Financial, LLC, by Quit Claim Deed from G. Co. Investments, LLC, of record in Instrument No. 20160512-0047375, in the Register's Office of Davidson County, Tennessee, dated May 10, 2016 and recorded on May 12, 2016.

Being the same property conveyed to G. Co. Investments, LLC, by Quit Claim Deed from First Home Financial, LLC, of record in Instrument No. 20161230-0137704, in the Register's Office of Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016.

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 1214 N. 5th Street Nashville TN 37206

(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 Witness our hands 08/10/18.

G. Co. Investments, LLC

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 A Tennessee, Limited Liability Corporation, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of G. Co. Investments, LLC A Tennessee, by himself as Authorized Agent.

Witness my hand and official seal on 08/10/18.

My Commission Expires: 3-8-2021 Notary Public

DELANA LAUHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Delana Lauhorn, 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, Delana Lauhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19