PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

Karen Y Johnson Davidson County
Batch# 155098 DEEDWARR
10/30/2018 11:33:04 AM 2 pgs
Fees: $13.00 Taxes: $954.60

20181030-0107325

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Donnie Hogan	Donnie Hogan	SEE LEGAL
(NAME)	(NAME)	
3000, 3004, 3008 Batavia Street	840 Savannah West Court	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Springfield, TN 37172	
(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 **GRE, LLC a 60% undivided interest and Equity Trust Company Custodian FBO 200208321 IRA a 20% undivided interest and Equity Trust Company Custodian FBO 200208320 IRA a 20% undivided interest,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donnie Hogan,** a married man, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davison COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel IDs: 09206071400; 09206071300; 09206016200

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Nos. 3, 4, and 5 of Block "B" on the map of Fisk University Place as of record in Book 421, Page 4 and 5 of the Register's Office for Davidson County, Tennessee, said Lot Nos. 3 and 4 adjoin each other and front together 50 feet on the north side of Batavia Street (formerly Zollicoffer Street) and extend back between parallel lines on hundred fifty (150) feet more or less to an alley in the rear; and said Lot No. 5 adjoins said Lot No. 4 on the east side and is described as follows: Beginning at a point on the Northerly margin of Batavia Street (formerly Zollicoffer Street) at the southwest corner of Lot No. 5; extending thence Northerly along the boundary line between Nos. 4 and 5, in said plan; thence with the westerly margin of the last named alley, thirty-five (35) feet to the westerly margin of another alley; thence with the westerly margin of the last named alley southerly sixty-five (65) feet more or less to the south end of said alley; thence westerly twelve (12) feet to a corner of said Lot No. 5; thence with the easterly line of ninety-one (91) feet to the north margin of Batavia Street (formerly Zollicoffer Street) thence with the northerly margin of said street, westerly twenty-three and a-half (23 ½) feet to the beginning.

Being the same property conveyed to GRE, LLC a 60% undivided interest and Equity Trust Company FBO 200208321 IRA a 20% undivided interest and Equity Trust Company FBO 200208320 IRA a 20% undivided interest, by Warranty Deed from Alvoid Merriwether and Ruby Merriwether, recorded on October 4, 2017, of record in Instrument No. 20171004-0101781, re-established on June 30, 2018 of record in Instrument No. 20180730-0074047, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alvoid Merriwether and wife, Ruby Merriwether on June 26, 1985, by deed from Thomas Autry Crews and filed of record on June 8, 1985 in Book 6601, Page 56, Register's Office for Davidson County, Tennessee.

This is improved property known as 3000, 3004, and 3008 Batavia Street, Nashville, TN 37208.

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 3000, 3004, 3008 Batavia Street Nashville TN 37209

(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 10/23/18.

Brian Gainous, Chief Manager GRE, LLC

Hope Gonzales
Corporate Alternate Signer

Equity Trust Company **Custodian FBO** 200208320

Equity Trust Company **Custodian FBO** 200208321

Hope Gonzales
Corporate Alternate Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Gainous, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of GRE, LLC A Tennessee, Limited Liability Corporation, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC A Tennessee, by himself as Authorized Agent.

Witness my hand and official seal on 10/23/18.

Notary Public

My Commission Expires: 1/27/21

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, HOPE GONZALES, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized signor for Equity Trust Company for the following IRA's 200208320, 200208321, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Equity Trust Company, by herself as Authorized Agent.

Witness my hand and official seal on October 9, 2018.

Notary Public

My Commission Expires:

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022