# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of December 2018

Notary Public

MY COMMISSION EXPIRES: 12-27-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 545 N. Mt. Juliet Rd. Suite 1102. Mt. Juliet. TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Silas Michael Lowe | Synergy One Lending Inc. | 042 07 0A 059.00 |
| (NAME) | (NAME) | |
| 881 Heritage Cir | 3131 Camino Del Rio N., Ste. 190 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115-5913 | San Diego, CA 92108 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **G CO Investments LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Silas Michael Lowe, a single man**, 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 Davidson County, Tennessee, being Lot No. 222 on the Plan of Heritage Square, Phase Two, of record in Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete legal description.

"For References Only " Being the same property conveyed to Thomas E. DeGrella by Warranty Deed from Gaylon Kane Shockley, unmarried dated November 16, 1990 and recorded November 28, 1990 in Book 8244, Page 434, in said Register's Office for Davidson County, Tennessee.

"For References Only " Further, being the same property conveyed to G CO Investments LLC by Final Decree Confirming Sale from Maria M. Salas. Clerk and Master dated February 3, 2017 and recorded March 30, 2017 in Instrument No. 20170330-0030898. in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 881 Heritage Cir, Madison, TN 37115-5913

**File Number: JAK-187593FC**

Karen Y Johnson Davidson County
Batch# 178889 DEEDWARR
12/31/2018 08:13:30 AM 2 pgs
Fees: $13.00 Taxes: $656.75
20181231-0125922

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 21 day of December, 2018

G CO Investments LLC

BY: Brian Gainous, Chief Manager
Brian Gainous
Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named G CO Investments LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2018.

Notary Public

My Commission Expires:

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY