39B

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 249833 DEEDWARR
06/27/2019 04:10:47 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00

20190627-0062790

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Marshall Nelson and Bryna Nelson 1400 Rosa L Parks Boulevard # 216 Nashville, TN 37208	First Community Mortgage 262 Robert Rose Dr, Ste 200 Murfreesboro, TN 37129 Attn: Final Docs	081-12-0B-216.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **GCR Services WY/CO, LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Marshall W. Nelson and Bryna M. Nelson,husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being **Unit No. 216** of The Lofts at Werthan Mills, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, *et seq.* of the Tennessee Code Annotated, under the Master Deed establishing The Lofts at Werthan Mills Condominium of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, and Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property to GCR Services WY/CO, LLC, by Warranty Deed from Amanda Wilson, a single woman, of record on July 11, 2017, at Instrument No. 20170711-0069620, at Davidson County Register of Deeds.

This property is commonly known as 1400 Rosa L. Parks Boulevard, Unit 216, Nashville, TN 37208.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hands of the Grantor's authorized representatives, as of the dates noted below:

Gary Roberts, Trustee Date: June 7, 2019

Gary Roberts, as Trustee of the Gary Roberts Revocable Trust dated April 30, 2014, Member

STATE OF WYOMING

COUNTY OF Sheridan

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Gary Roberts, as Trustee of the Gary Roberts Revocable Trust dated April 30, 2014**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Member** of **GCR Services WY/CO, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **GCR Services WY/CO, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 7th day of June, 2019:

Elizabeth J Wright
NOTARY PUBLIC

My Commission Expires: February 27, 2021

Notary please note: You must affix your seal.

ELIZABETH J WRIGHT - NOTARY PUBLIC
COUNTY OF SHERIDAN — STATE OF WYOMING
MY COMMISSION EXPIRES FEBRUARY 27, 2021

Christine Roberts Date: June 25, 2019

Christine Roberts, as Trustee of the Christine Roberts Revocable Trust dated April 30, 2014, Member

STATE OF ~~TENNESSEE~~ Montana

COUNTY OF Carbon

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Christine Roberts, as Trustee of the Christine Roberts Revocable Trust dated April 30, 2014**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Member** of **GCR Services WY/CO, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **GCR Services WY/CO, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 25 day of June, **2019**:

Pamela Wagner
NOTARY PUBLIC

PAMELA J WAGNER
NOTARY PUBLIC for the
STATE OF MONTANA
Residing at Red Lodge, Montana
My Commission Expires
August 30, 2022

My Commission Expires: 8-30-2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$410,000.00**:

Affiant

SWORN AND SUBSCRIBED ~~TO BEFORE ME, THIS THIS~~ 26th DAY OF June, 2019:

Notary Public

My Commission Expires: 3/8/22