Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Name and Address of New Owner:
James R. Cherry, Ann M. Cherry, Zachary L. Taylor
1623 Brookvalley Circle
Mt. Juliet, TN 37122

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 262469 DEEDWARR
07/26/2019 09:14:38 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190726-0073579

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09206070700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **G. Co. Investments, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James R. Cherry and Ann M. Cherry, and Zachary L.Taylor,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

TRACT I: (Lot 7)

Being all Lots of 7, Block 15, on the plat of Fisk University Place, of record in Plat Book 421, Page 4 and 5, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron road at the northeast intersection 31st Avenue and Clare Avenue, said point being the southwest corner of the G. Co. Investment LLC property as described in Instrument 20161230-0137699 RODC; Thence, with said right of way, North 10 degrees 25 minutes 41 seconds West, 25.00 feet to an iron rod at the southwest corner of Lot 8; Thence, with Lot 8's south line, North 79 degrees 36 minutes 37 seconds East, 149.99 feet to an iron rod in the western right of way of an alley; Thence, with said alley, South 10 degrees 27 minutes 20 seconds East, 25.00 feet to an iron rod in the northern right of way of Clare Avenue; thence, with Clare Avenue, South 79 degrees 36 minutes 42 seconds West, 150.00 feet to the point of beginning and containing 3750 square feet or 0.086 acres.

TRACT 2: (Lot 8)

Being all of Lot 8, Block 15, on the plat of Fisk University Place, of record in Plat Book 421, Page 4 and 5, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the eastern right of way of 31st Avenue, said point being the southwest corner of Lot 8 and the northwest corner of Lot 7 and being North 10 degrees 25 minutes 41 seconds West, 25.00 feet from the northeast intersection 31st Avenue and Clare Avenue; Thence, with said right of way, North 10 degrees 25 minutes 41 seconds West, 25.00 feet to an iron rod at the southwest corner of Lot 9; Thence, with Lot 9's south line, North 79 degrees 36 minutes 29 seconds East 149.98 feet to an iron rod in the western right of way of an alley; Thence, with said alley, South 10 degrees 27 minutes 20 seconds East, 25.01 feet to an iron rod at the northeast corner of Lot 7; Thence, with Lot 7's north line, South 79 degrees 36 minutes 37 seconds West, 149.99 feet to the point of

beginning and containing 3750 square fee or 0.086 acres.

TRACT 3: (Lot 9)

Being all of Lot 9, Block 15, on the plat of Fisk University Place, of record in Plat Book 421, Page 4 and 5, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the eastern right of way of 31st Avenue, said point being the southwest corner of Lot 9 and the northwest corner of Lot 8 and being North 10 degrees 25 minutes 41 seconds West, 50.00 feet from the northeast intersection 31st Avenue and Clare Avenue; Thence, with said right of way, North 10 degrees 25 minutes 41 seconds West, 25.00 feet to an iron rod at the southwest corner of Lot 10; Thence, with Lot 10's south line, North 79 degrees 36 minutes 08 seconds East, 150.01 feet to an iron rod in the western right of way of an alley; Thence, with said alley, South 10 degrees 27 minutes 20 seconds East, 25.02 feet to an iron rod at the northeast corner of Lot 8; Thence, with Lot 8's north line, South 79 degrees 36 minutes 29 seconds West, 149.98 feet to the point of beginning and containing 3751 square feet or 0.086 acres.

TRACT 4: (Lot 10)

Being all of Lot 10, Block 15, on the plat of Fisk University Place, of record in Plat Book 421, Page 4 and 5, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the eastern right of way of 31st Avenue, said point being the southwest corner of Lot 10 and the northwest corner of Lot 9 and being North 10 degrees 25 minutes 41 seconds West, 75.00 feet from the northeast intersection 31st Avenue and Clare Avenue; Thence, with said right of way, North 10 degrees 25 minutes 41 seconds West, 24.99 feet to an iron rod at the southwest corner of the Richard Hester property as described in Instrument 20121228-0119859 RODC; Thence, with Hester's south line, North 79 degrees 35 minutes 55 seconds East, 150.05 feet to an iron rod in the western right of way of an alley; Thence, with said alley, South 10 degrees 24 minutes 38 seconds East, 25.00 feet to an iron rod at the northeast corner of Lot 9; Thence, with Lot 9's north line, South 79 degrees 36 minutes 08 seconds West, 150.01 feet to the point of beginning and containing 3751 square feet or 0.086 acres.

Being the same property conveyed to G. Co. Investments, LLC, by Quitclaim Deed to re-establish the underlying lot lines, from G. Co. Investments, LLC, recorded July 18, 2018, of record in Instrument No. 20180718-0069871, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to G. Co. Investments, LLC, by Quitclaim Deed from First Home Financial, LLC, recorded December 30, 2016, of record in Instrument No. 20161230-0137699, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2019.

G. Co. Investments, LLC, a Limited Liability Company

_____(SEAL)
John A. Bell, Jr-Authorized Agent

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, 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, by himself as Authorized Agent.

Witness my ~~hand~~ and seal, at office in Nashville, this 23rd day of July, 2019.

_____
Notary Signature

Printed Name: Melody Weathers

My commission expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of July, 2019.

Katherine Warren
Notary Public
My commission expires: 4-13-22
File No. 2019-413

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD Exp. 4-13-2022