Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File #14344

Karen Johnson Davidson County
Batch# 322932 DEEDWARRSP
12/02/2019 11:04:03 AM 2 pgs
Fees: $13.00 Taxes: $2,463.72

20191202-0123462

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
James K. Ferrelli and Lisa H. Ferrelli	NEW OWNER	
211 Taylor Street, Unit 1		082092A00100CO
Nashville, TN 37208		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **G2T, LLC, a Tennessee limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **James K. Ferrelli and Lisa H. Ferrelli, husband and wife** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Second & Taylor Townhomes, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Second & Taylor Townhomes, of record in Instrument No. 20180709-0066070, as Amended in Instrument No. 20180710-0066630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
>
> Being a portion of the same property conveyed to G2T, LLC, a Tennessee limited liability company by Warranty deed from Southern Holdings, Inc., A Tennessee corporation of record in Instrument No. 20161222-0134855 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 22, 2016.

This is IMPROVED property known as 211 Taylor Street, Unit 1, Nashville, TN 37208.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 22 day of November, 2019.

G2T, LLC

By: _____
Michael Hartley, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Michael Hartley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **G2T, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Manager.

Witness my hand, at office, this 22 day of November, 2019.

_____
Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 9, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**665,871.00**.

_____
Affiant

Subscribed and sworn to before me this 22nd day of November, 2019.

_____
Notary Public

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

My Commission Expires: