Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2329TN

Karen Johnson Davidson County
Batch# 344004 DEEDWARR
01/15/2020 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20200115-0005581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of January, 2020.

Notary Public

Commission Expiration:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
G7 Investments, LLC – Series J 5021 W Waveland Chicago, IL 60641	SAME AS NEW OWNER.	165 00 0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **T.L Powell, unmarried and Ray Emanuel, unmarried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G7 Investments, LLC – Series J, an Illinois limited liability company** 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:

Property known as 3897 Hamilton Church Rd. Antioch, TN 37013, County of Davidson to wit:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows:

TRACT NO. 1

Beginning at an iron pin, said point being the Northeast corner of the property conveyed to Edgar Hamilton, of Record in Book 5226, Page 45, Register's Office for Davidson County, Tennessee; Thence with the Hamilton Church Road right of way South 83 deg. 37' 34" East 270 feet to an iron pin; Thence leaving said right of way South 6 deg. 22' 26" West 155.00 feet to an iron pin; Thence North 83 deg. 37' 34" West 294.23 feet to an iron pin; Thence North 15 deg. 15' 26" East 156.88 feet to the beginning containing 1.00 acres more or less.

Being the same property conveyed to T.L Powell and Ray Emanuel, as tenants in common, by deed from Jon Paul Johnson, dated 06/23/2014 filed and recorded 06/23/2014 of record in Instrument No. 20140623-0054718, said Register's Office.

Tax Map and Parcel ID is as follows 165 00 0 019.00

Refinance

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

LTE File No.: 19-2329TN

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3897 Hamilton Church Rd., Antioch, TN 37013

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 unemcumbered, 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 my hand this 8th day of January, 2020.

T.L Powell

Ray Emanuel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2020, before me personally appeared **T.L Powell and Ray Emanuel**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 8th day of January, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 19-2329TN

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)