WARRANTY DEED

Karen Johnson Davidson County
Batch# 393493 DEEDWARR
04/29/2020 02:03:30 PM 6 pgs
Fees: $33.00 Taxes: $425.50
20200429-0044947

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sky Houses Inc.	NEW OWNER	Parcel ID: 082 07 0 253.00
(NAME)	(NAME)	
2505 Hester Court.		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sky Houses Inc., a Tennessee Corporation**, 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:

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

Being the easterly part of Lot 126 and the westerly part of Lot 125, on the map of Bryan's Addition to Edgefield, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee and further described as follows;

Beginning at a point in the southerly margin of Berry Street, 383 1/3 feet west of the westerly margin of Meridian Street, or Avenue, said point being 33 1/3 feet west of the corner of lots No. 124 and 125; thence southerly 165 feet to the northerly margin of an alley; thence with the margin of the same westerly 33 1/3 feet; thence northerly 165 feet to the southerly margin of Berry Street; thence with the margin of the same easterly 33 1/3 feet to the beginning.;

Being the same property conveyed to G. Co. Investments, LLC, by Deed from Maria M. Salas, Clerk and Master, dated 1/5/2018, of record in Instrument No. 20181019-0104081, Register's Office of Davidson County, Tennessee. **See also Affidavit and Foreclosure Due Process Certification attached hereto as Exhibits A and B and incorporated herein by reference.**

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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 216 Berry Street, Nashville, TN 37207

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 27th day of April, 2020.

G. Co. Investments, LLC,
A Tennessee Limited Liability Company

BY: _____
Brian Gainous, Chief Manager

STATE OF Tennessee

County OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Gainous, 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 Chief Manager of G Co Investments, LLC, and is authorized to execute the instrument on behalf of G Co Investments, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Manager

Witness my hand and official seal, this the 27th of April, 2020.

Nikki Davis
Notary Public

My Commission Expires: 8/21/2023

(SEAL)

NIKKI DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

And When Recorded Mail To:

Tax Title Services
18302 Irvine Blvd. Ste-260
Tustin, CA. 92780
www.taxtitleservices.com

Prepared by: Bruce Carruthers

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T20031103**
Certificate Date: **April 15, 2020**
Property Address: **216 Berry St. Nashville, TN. 37207**
Legal Description: **See Exhibit "A" For The Full Legal Description.**

Tax Parcel Identification No. **082-07-0-253.00;** Deed Dated on **January 17, 2018; Recorded on 10/19/2018 in Instrument # 20181019-0104081, Davidson County** Records Office (the "Tax Deed"); (The real property described in the Tax Deed is referred to as the "Property."); North American Title Company Commitment/File/Report # **COM-2003284** (the "Title Report")Tax Title Services hereby affirms and certifies to North American Title Company that, except as set forth on this Certificate:

1. The tax foreclosure relating to the Tax Deed was correct and complete.

2. The property description used throughout the tax foreclosure is the same as the property description in the Tax Deed.

3. The tax foreclosure relating to the Tax Deed complied with:
   (A) all applicable statutes, procedures and due process requirements; and/or per
   (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.

4. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.

5. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.

6. Exceptions, if any: _____

This Certificate shall be relied upon by NORTH AMERICAN TITLE INSURANCE COMPANY in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to NORTH AMERICAN TITLE INSURANCE COMPANY for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,
18302 Irvine Blvd. Ste-260
Tustin, CA 92780

By: _____ Date: April, 15, 2020
Ryan Meredith, President

State of California
County of Orange

On April, 15, 2020 before me, Martin John Mulvihill, personally appeared Ryan Meredith, President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of penalty of perjury under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MARTIN JOHN MULVIHILL
Notary Public - California
Orange County
Commission # 2180573
My Comm. Expires Feb 17, 2021

Exhibit "A" Legal Description.

Being the easterly part of Lot 126 and the westerly part of Lot 125, on the map of Bryan's Addition to Edgefield, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee and further described as follows;

Beginning at a point in the southerly margin of Berry Street, 383 1/3 feet west of the westerly margin of Meridian Street, or Avenue, said point being 33 1/3 feet west of the corner of lots No. 124 and 125; thence southerly 165 feet to the northerly margin of an alley; thence with the margin of the same westerly 33 1/3 feet; thence northerly 165 feet to the southerly margin of Berry Street; thence with the margin of the same easterly 33 1/3 feet to the beginning.;

Being the same property conveyed to G. Co. Investments, LLC, by Deed from Maria M. Salas, Clerk and Master, dated 1/5/2018, of record in Instrument No. 20181019-0104081, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FORECLOSURE DUE PROCESS CERTIFICATION

(Certificate # T20031103)

TAX TITLE SERVICES hereby certifies to **NORTH AMERICAN TITLE INSURANCE COMPANY** that the property commonly known as:

216 Berry St. Nashville, TN. 37207

See Exhibit "A" For The Full Legal Description.

Located in the County of **Davidson,** identification number: **082-07-0-253.00,** with a legal description being the same premises as described in deed dated *Recorded* **10/19/2018 in Instrument # 20181019-0104081, Davidson County,** met all state statutory tax foreclosure requirements. This certification involved the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to North American Title Insurance Company or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements per North American Title Insurance Company state approved statutory checklist including:

1) Proper legal description used throughout the proceedings;
2) Occupancy & Inspection Details;
3) Affidavit of good faith investigation verified that certified mailing address was the only address available for taxpayer at the time of tax lien foreclosure.
4) If any person or entity was shown on the full insurable title search as having an interest in the title but was not included, or properly joined in the proceedings, their interest was cleared or will be appropriately shown in the closing title commitment.

This Certification is relied upon by NORTH AMERICAN TITLE INSURANCE COMPANY and TAX TITLE SERVICES is responsible to NORTH AMERICAN TITLE INSURANCE COMPANY for any errors or omissions contained therein. ***Title Insurance Liability amounts are for "purchase price only"; and any itemized out of pocket expenses.*** NORTH AMERICAN TITLE INSURANCE COMPANY authorizes its direct operations and its agents to issue its Program Policies with liabilities of up to but not exceeding two hundred thousand dollars ($200,000.00) without further underwriting approval. Any liability amount exceeding two hundred thousand dollars ($200,000.00) needs additional approval from NORTH AMERICAN TITLE INSURANCE COMPANY CORPORATE UNDERWRITING. If a title insurance policy is not issued within 6 months of the date herein, this certification shall expire. It will then be necessary to provide an updated title commitment and a new certification will be prepared.

DATE: **April 15, 2020**

Certified by: ***(CORPORATE SEAL)***

Bruce Carruthers

Bruce Carruthers for Ryan Meredith - President

***Certificate* # T20031103**

Tax Title Services, Inc., a California Corporation, 18302 Irvine Blvd. Ste-260 Tustin, CA. 92780

THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE SEAL

The certificate and the information contained herein is confidential and proprietary and is governed by the conditions and restrictions client signed in the Tax Lien Services Agreement, which incorporates all vendors.