Karen Johnson Davidson County
Batch# 406750 DEEDWARR
05/27/2020 02:02:30 PM 8 pgs
Fees: $43.00 Taxes: $425.50
20200527-0054584

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 4th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-7-2020
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Citywide Development, LLC	NEW OWNER	Parcel ID: 082 12 0 158.00
(NAME)	(NAME)	
625 Bakers Bridge Ave, # 35 Ste 105		
(ADDRESS)	(ADDRESS)	
Franklin, TN ~~36956~~ 37067		
(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 **Citywide Development, LLC, a Tennessee 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 located in the 5th Councilmanic District of Nashville, Davidson County, Tennessee, being Part of Lot 164 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee and being Parcel 158.00 on Davidson County Property Map 82-12, being more particularly described as follows:

Beginning at an Iron Rod (New) at the intersection of the southerly right-of-way of Marina Street (50' Right-of-Way) and the easterly right-of-way of Metro Alley No. 717 (15' Right-of-way);

Thence, following the southerly right-of-way of Marina Street, South 82 Degrees 23 Minutes 42 Seconds East, 95.00 Feet to an Iron Rod (Old), being the northwest corner of the property conveyed to MDHA of record in Deed Book 6933, Page 141, Register's Office for Davidson County, Tennessee;

Thence, following the Westerly boundary of said MDHA property, South 07 Degrees 32 Minutes 01 Seconds West, 93.68 Feet to an Iron Rod (Old);

Thence, South 65 Degrees 24 Minutes 51 Seconds West, 30.25 Feet to an Iron Rod (Old) on the easterly right-of-way of Metro Alley No. 717;

Thence, following the easterly right-of-way of Metro Alley No. 717, North 24 Degrees 44 Minutes 06 Seconds West, 129.95 Feet to the Point of Beginning.

Containing 6,415 square feet or 0.15 acres.

Being the same property conveyed to G CO. Investments, LLC by Final Decree of Confirming Sale from Maria M. Sales, Clerk and Master dated July 20, 2018 and recorded October 19, 2018, as Instrument No. 20181019-0104082, in said Register's Office for 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 and the legal description has been derived from a survey dated May 7, 2020 by J. L. Whitson (Tennessee License No. 1732). Copy of Survey is attached hereto as Exhibit C

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 906 Marina Street, Nashville, TN 37206

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 19th day of May, 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 19th of May, 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.:	**T19120905**
Certificate Date:	**February 10, 2020**
Property Address:	**906 Marina St. Nashville, TN.37206**
Legal Description:	**See Exhibit "A" For The Full Legal Description.**

Tax Parcel Identification No. **082-12-0-158.00;** Deed Dated on **August 6, 2018; Recorded on 10/19/2018 in Instrument # 20181019-0104082, 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 # **HLT-1913059FC** (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: February, 10, 2020
Ryan Meredith, President

State of California
County of Orange

On February, 10, 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.

Property located in the 5th Councilmanic District of Nashville, Davidson County, Tennessee, being Part of Lot 164 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee and being Parcel 158.00 on Davidson County Property Map 82-12, being more particularly described as follows:

Beginning at an Iron Rod (New) at the intersection of the southerly right-of-way of Marina Street (50' Right-of-Way) and the easterly right-of-way of Metro Alley No. 717 (15' Right-of-way);

Thence, following the southerly right-of-way of Marina Street, South 82 Degrees 23 Minutes 42 Seconds East, 95.00 Feet to an Iron Rod (Old), being the northwest corner of the property conveyed to MDHA of record in Deed Book 6933, Page 141, Register's Office for Davidson County, Tennessee;

Thence, following the Westerly boundary of said MDHA property, South 07 Degrees 32 Minutes 01 Seconds West, 93.68 Feet to an Iron Rod (Old);

Thence, South 65 Degrees 24 Minutes 51 Seconds West, 30.25 Feet to an Iron Rod (Old) on the easterly right-of-way of Metro Alley No. 717;

Thence, following the easterly right-of-way of Metro Alley No. 717, North 24 Degrees 44 Minutes 06 Seconds West, 129.95 Feet to the Point of Beginning.

Containing 6,415 square feet or 0.15 acres.

Being the same property conveyed Fletcher Heard and wife, Minerva B. Heard by Warranty Deed from Ready Brown and wife, Margaret T. Brown dated April 22, 1959 and recorded April 23, 1959 in Book 2902, Page 301, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to G CO. Investments, LLC by Final Decree of Confirming Sale from Maria M. Sales, Clerk and Master dated July 20, 2018 and recorded October 19, 2018, as Instrument No. 20181019-0104082, in said Register's Office for Davidson County, Tennessee.

FORECLOSURE DUE PROCESS CERTIFICATION

(Certificate # T19120905)

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

906 Marina St. Nashville, TN.37206

See Exhibit "A" For The Full Legal Description.

Located in the County of **Davidson,** identification number: **082-12-0-158.00,** with a legal description being the same premises as described in deed dated *Recorded* **10/19/2018 in Instrument # 20181019-0104082, 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: **February 10, 2020**

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

Bruce Carruthers

Bruce Carruthers for Ryan Meredith - President

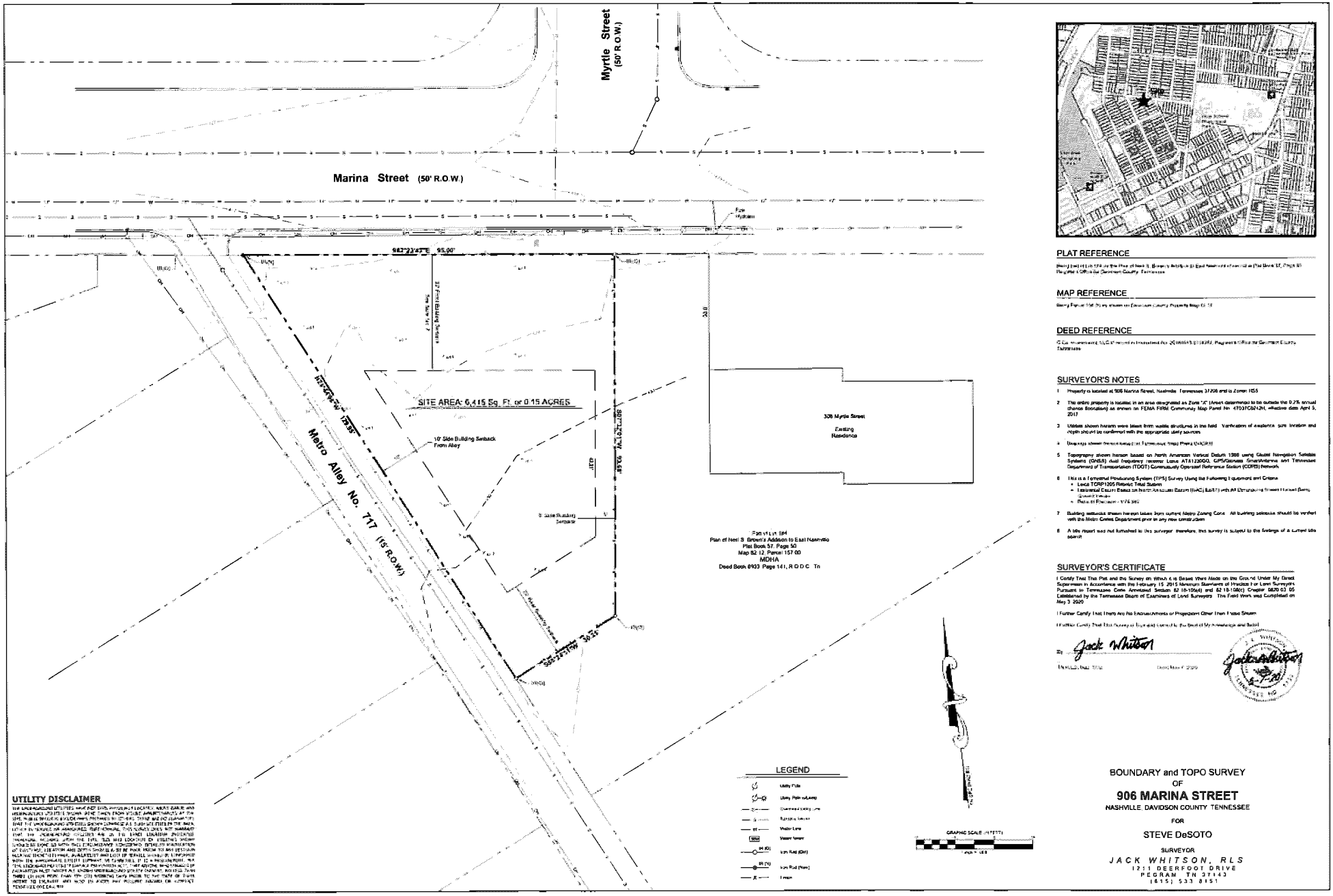
***Certificate* # T19120905**

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.

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UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN PLOTTED FROM VISIBLE ABOVE GROUND APPURTENANCES AND/OR UTILITY MARKINGS. ALTHOUGH THEY ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED. IT IS POSSIBLE THAT THERE ARE UNDERGROUND UTILITIES SHOWN OR UNKNOWN AT SOME OTHER LOCATION ON THE AREA SURVEYED OR ABANDONED, THAT ARE NOT SHOWN. THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE AT THE LOCATIONS INDICATED HEREON. BEFORE ANY EXCAVATION IS BEGUN, CONTACT ALL UTILITIES SHOWN HEREON AND OTHERS KNOWN TO BE IN THE AREA FOR FIELD LOCATION OF EXISTING UTILITIES. ALL EXCAVATION SHALL BE DONE IN STRICT ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF EACH UTILITY OWNER. THE LOCATION AND DEPTH SHOWN IS AT BEST APPROXIMATE AND MUST BE VERIFIED BY CONTACTING THE UTILITY OWNERS. ALL UTILITIES ARE LISTED BY OWNER IN ALPHABETICAL ORDER. THE LOCATION OF UNDERGROUND UTILITIES, AVAILABILITY AND LIST OF OWNERS SHOWN IS IN COMPLIANCE WITH THE TENNESSEE ONE-CALL UTILITY DISTRICT. NO GUARANTEE IS MADE OR IMPLIED THAT THIS LIST IS COMPLETE OR ACCURATE. THE UNDERSIGNED SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR INTERRUPTION OF SERVICE RESULTING FROM THE CONTRACTOR'S FAILURE TO NOTIFY THE OWNERS OF THESE UTILITIES OF HIS INTENT TO EXCAVATE AND TO DELINEATE ANY PROPOSED HAZARDS OR CONFLICTS PRESENTED ON THE PLAN.

PLAT REFERENCE

Being Lot 184 on the Plan of Neil S. Brown's Addition to East Nashville as of record on Plat Book 57, Page 50 in the Register's Office for Davidson County, Tennessee.

MAP REFERENCE

Being Parcel 157.00 as shown on Davidson County Property Map 82-12.

DEED REFERENCE

Quitclaim Deed to Jack Whitson of record in Instrument No. 20160615-0060982, Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES

1. Property is located at 906 Marina Street, Nashville, Tennessee 37206 and is Zoned RS5.
2. The entire property is located in an area designated as Zone "X" (Area determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0424H, effective date April 5, 2017.
3. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
4. Bearings shown hereon based on Tennessee State Plane Grid (NAD83).
5. Topography shown hereon based on North American Vertical Datum 1988 using Global Navigation Satellite Systems (GNSS) dual frequency receiver Leica AT1230GG, GPS/Glonass SmartAntenna and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) network.
6. This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
   - Leica TCRP1205 Robotic Total Station
   - Horizontal Control Based on North American Datum (NAD) 83(11) with All Observations Between Horizontal Survey Control Monuments
   - Ratio of Precision: 1:75,000
7. Building setbacks shown hereon taken from current Metro Zoning Code. All building setbacks should be verified with the Metro Codes Department prior to any new construction.
8. A title report was not furnished to the surveyor; therefore, this survey is subject to the findings of a current title search.

SURVEYOR'S CERTIFICATE

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 15, 2015 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-106(d) and 62-18-106(c) Chapter 0820-03-05 Established by the Tennessee Board of Examiners of Land Surveyors. This Field Work was Completed on May 3, 2020.

I Further Certify That I Have No Encroachments or Projections Other than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: Jack Whitson

Tennessee License Number 2109

BOUNDARY and TOPO SURVEY
OF
906 MARINA STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
FOR
STEVE DeSOTO

SURVEYOR
JACK WHITSON, RLS
1211 DEERFOOT DRIVE
PEGRAM, TN 37143
(615) 533-8151

EXHIBIT C

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
RUTHERFORD COUNTY