Karen Johnson Davidson County
Batch# 727251 DEEDWARRSP
09/30/2021 10:12:28 AM 2 pgs
Fees: $13.00 Taxes: $3,082.66
20210930-0131487

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
Nancy M. Liptrot	NEW OWNER	
1325 2nd Avenue North		082092A00900CO
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 **Nancy M. Liptrot and James M. Liptrot, wife and husband** (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. 9 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 1325 2nd Avenue North, 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 bind 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 24 day of Sept, 2021.

G2T, LLC, a Tennessee limited liability company

By: _____
Michael A. Hartley, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Michael A. Hartley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of **G2T, LLC**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24 day of Sept, 2021.

_____
Notary Public

My Commission Expires: Jan 8, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $833,150.00.

_____
Affiant

Subscribed and sworn to before me this 24 day of Sept, 2021.

M. Catherine Clearwaters
Notary Public

My Commission Expires: ~~Jan 8, 2024~~ Mar 1-6-24