

**2014027610 00014**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$58.00

PRESENTED & RECORDED:
 08-01-2014 09:53:03 AM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 DPTY

BK: RE 3190
PG: 1798-1799

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$58.00**

Box 24

Parcel Identifier No.: **6844-99-0065.00**

Mail/Box to: **Grantee @ 206 James Crossing, Thomasville, NC 27360-8903**

This instrument was prepared by: **Attorney Eric S. Ellison, 112 N. Marshall St., Winston-Salem, NC 27101**

Brief description for the Index: **Lot #9, Map of the C.C. Reid Property**

THIS DEED made 30th day of July, 2014 by and between

| GRANTOR | GRANTEE |
|--|--|
| TCJ Smart Investments, LLC A North Carolina Limited Liability Company | Mark L. Pennachio |
| <u>Mailing Address:</u> 4258 Indiana Avenue Winston-Salem, NC 27105 | <u>Mailing Address:</u> 206 James Crossing Thomasville, NC 27360-8903 |
| This is not the grantor's primary residence. | <u>Property Address:</u> 2709 Reid Street Winston-Salem, NC 27107 |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point on the North side of Reid Street 100 feet East of Weavil Street and running thence

Easterly 50 feet along the north side of Reid Street to a point, and extending back Northwardly between parallel lines and between Lot Nos. 6 and 10 a distance of 200 feet and being 50 feet at the rear. Being known and designated as Lot No. 9 as shown on the map of the C.C. Reid Property, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 86A, reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

TCJ Smart Investments, LLC.

Jovan A. Gilmore Member/Manager (SEAL)
Jovan A. Gilmore, Member/Manager

State of North Carolina

County of Forsyth

I, Tammy H. Norton, the undersigned Notary Public of the County and State aforesaid, certify Jovan A. Gilmore, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, as Member/Manager, on behalf of and as the binding act of TCJ Smart Investments, LLC, for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of July, 2014.

My Commission Expires: 1-7-2018

Notary Public: Tammy H. Norton

