RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 13:56 2 pgs
Fees:13.00 Taxes:51.80
20060605-0066180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00.

Affiant

RACHEL LOAYZA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXP 1/23/10

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMAT Holdings, G.P.	New Owner	
(NAME) 650 Wedgewood Ave	(NAME) Same	Map 105-11
(ADDRESS) Nashville, TN 37203	(ADDRESS)	Parcel 48.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **AARON LILLARD AND WIFE, GRACIE M. LILLARD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GMAT HOLDINGS, G.P.**, hereinafter called the Grantee, its successors 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 situate and lying in the 6th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 2 in the subdivision of Lots 4, 5-6, and parts of Lots 2 and 3 in Mallory's Plan, of record in Plat Book 161, Page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron & Gracie M. Lillard by Final Decree Confirming Sale, In The Chancery Court for Davidson County, Tennessee, File-Tax Civil Action Number 04-824-I, filed for record in Instrument No. 20050106-0002523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 0 Wingrove Street, Nashville, TN 37203

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, its successors and assigns forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 26th day of May, 2006.

Aaron Lillard

Gracie M. Lillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Lillard and wife, Gracie M. Lillard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 26th day of May, 2006.

Commission expires: 1/23/10

RACHEL LOAYZA
STATE OF TENNESSEE
EXP. 1/23/10
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public