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 13:57 2 pgs
Fees:13.00 Taxes:55.50
20060605-0066181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Brenda Lane
Affiant

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

Notary Public

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

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

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)	(NAME)	
650 Wedgewood Avenue	Same	Map 105-07
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		Parcel 364.00
(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, I, **ELEANOR D. GRAYSON**, hereinafter called the Grantor, 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:

BEING Lot No. 16 on the Plan of B. F. Brown's Subdivision of the Rains Spring Tract as of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot 16 fronts 50 feet on the easterly side of Rains Avenue and extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to Eleanor D. Grayson by deed from Frances E. Grayson, of record in Book 8991, Page 572, 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 120 Rains Avenue, 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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my hand this 25th day of May, 2006.

Eleanor D. Grayson

Eleanor D. Grayson

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor D. Grayson, 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 25th day of May, 2006.

Commission expires:

NOTARY PUBLIC, COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 28, 2008

Notary Public

