WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/06 15:16 2 pgs
Fees:13.00 Taxes:77.70

20060907-0111020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 8.9.09 Exp. 8/9/09

(AFFIX SEAL)

CHRISTINE A. LUND NOTARY PUBLIC STATE OF TENNESSEE TURNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMAT Holdings, G.P.	New Owner	
(NAME) 650 Wedgewood Avenue	(NAME)	91-6-246
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **JWR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GMAT HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP,** 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:

Land in Davidson County, Tennessee, being Lots 1522 and 1524, of Block 23, Plan 2, West Nashville, which is of record in Book 57, page 172, said Register's Office, and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998, as follows:

A tract of land located in the 1st Civil District of Davidson County, Tennessee and being parcel 246 on Tax Map 91-6 and being more particularly described as follows: Beginning at a new iron pin on the east right of was of 57th Avenue north at the northeast corner of Alley #1208 and proceeding as follows: 1. With the east tight-of-way of 57th Avenue North, North 6° 24' West a distance of 150.0' to a new Iron pin at the southeast corner Louisiana Avenue; thence, 2. With the south right-of-way of Louisiana Avenue 83° 35' East a distance of 60.0' to a new iron pin; thence 3. Leaving the right-of-way of Louisiana Avenue with the west line of the Craft property south 6° 24' cast a distance of 150.0' to a new iron pin in the north margin of alley #1208; thence, 4. With the north margin of Alley #1208 South 83° 35' West a distance of 60.0 to the point of beginning containing 9000 square feet or 0.207 acres.

Being part of the same property conveyed to JWR Properties, LLC by deed from Bill P. Bass and wife, Gloria C. Bass, of record in Book 10761, page 544, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5615 Louisiana Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of August, 2006.

JWR Properties, LLC,
a Tennessee limited liability company

By: _____
John Rippetoe, Sr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN RIPPETOE, SR.,** 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 **CHIEF MANAGER** of 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 31st day of August, 2006.

_____
Notary Public

CHRISTINE L. LAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
Exp. 8/9/09