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

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF MAY, 2007. Notary Public MY COMMISSION EXPIRES: 6/21/10 (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
Alison Harris, unmarried		
(NAME)	(NAME)	Map 105-11
424 Wingrove St (ADDRESS)	Same (ADDRESS)	Parcel 48.00
Nashville TN 37203		
(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, **GMAT HOLDINGS, G.P.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALISON HARRIS, UNMARRIED**, hereinafter called the Grantees, their heirs 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 GMAT Holdings, G.P., from Aaron Lillard and wife, Gracie M. Lillard, by Warranty Deed dated May 26, 2006, recorded June 5, 2006, of record in Instrument No. 20060605-0066180, Register's Office for Davidson County, Tennessee. Also inst # 20070703007947 5

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 matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 424 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs 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.

Davidson County DEEDWARR
Recvd: 07/03/07 13:53 2 pgs
Fees:13.00 Taxes:499.50
20070703-0079476

Witness our hands this 30th day of May, 2007.

GMAT Holdings, G.P.

BY: D and J Properties, LLC, Partner

By: Jeff Gaw, Chief Manager

BY: Magi Group, LLC, Partner

By: Sean Lewis, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Jeff Gaw Chief Manager of D and J Properties, LLC and Sean Lewis Chief Manager of Magi Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged said companies to be the general partners of GMAT Holdings, General Partnership, the within named bargainor, a Tennessee general partnership, and that they as such general partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of May, 2007.

Commission expires: 6/24/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC DeKALB COUNTY, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212