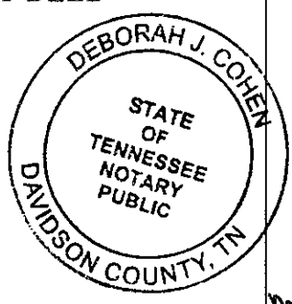
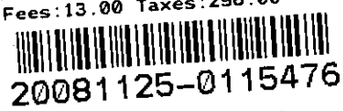
BOX 10-A

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/25/08 10:02 2 pgs
Fees:13.00 Taxes:296.00



20081125-0115476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2008.

Notary Public

My Commission expires: 8/23/2011 (AFFIX SEAL)

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
Jason Dodge and Ryan D. Arnett	New Owner	
(NAME)	(NAME)	105-16-260
2015 Hutton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON DODGE, MARRIED AND RYAN D. ARNETT, UNMARRIED, AS TENANTS IN COMMON,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 and the West 3 feet of Lot No. 25 on the Map of the Subdivision of the Jane Watkins Tract, as of record in the Plan Book 2, page 108, Chancery Court at Nashville.

Said Lot and part of Lot fronts 53 feet on the south side of Vivelle Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to GMAT Holdings, G.P. by deed from Sherling Limited Partnership (a/k/a Sherling Family Limited Partnership), dated February 25, 2005, of record as Instrument No. 20050301-0022194, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 332 Vivelle Avenue, Nashville, TN 37210

(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 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.

Witness our hands this 21st day of November, 2008.

GMAT Holdings, G. P.,
a Tennessee general partnership

By: D & J Properties, LLC,
a Tennessee limited liability company, Partner

By: _____
Jeff Gaw, Chief Manager

By: Magi Group, LLC,
a Tennessee limited liability company, Partner

By: _____
Sean Lewis, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jeff Gaw, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of D & J Properties of Tennessee, LLC, a limited liability company that he acknowledged to be the partner of GMAT Holdings, GP, a Tennessee General Partnership, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership (the bargainor) by himself as Chief Manager of the limited liability company, which is the partner of the bargainor.

Witness my hand and seal this 21st day of November, 2008.

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Sean Lewis, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Managing Member of Magi Group, LLC, a limited liability company that he acknowledged to be a partner of GMAT Holdings, GP, a Tennessee General Partnership, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership (the bargainor) by himself as Managing Member of the limited liability company, which the partner of the bargainor.

Witness my hand and seal this 21st day of November, 2008.

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011