WARRANTY DEED

R-GM-09-719

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G & M Properties, LLC	G & M Properties, LLC	
2012 21st Ave. South (ADDRESS)	(NAME) 2012 21st Ave. South (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	11916005700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAYTON JAMES ADKINS, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto G & M PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 147 ON THE PLAN OF BATTLEWOOD, SECTION TWO, AS OF RECORD IN PLAT BOOK 1835, PAGES 95 AND 96, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO L.J. ADKINS AND WIFE, AGNES ADKINS BY DEED FROM DONNIE E. LIVELY OF RECORD IN BOOK 6435, PAGE 23 ON 11/07/1984 AND FILED FOR RECORD ON 11/28/1984, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID AGNES ADKINS HAVING DIED JANUARY 23, 1993. LEAVING PROPERTY TO HUSBAND LAYTON JAMES, JR. AS THE SOLE OWNER. BEING FURTHER CONVEYED TO LAYTON JAMES ADKINS, TRUSTEE U/A/D 3/15/1997 BY DEED FROM L.J. ADKINS OF RECORD IN BOOK 10542, PAGE 722 ON 03/15/1997 AND FILED FOR RECORD ON 07/25/1997, REGISTER'S OFFICE FOR DAVIDSON COUNTY AND FURTHER CONVEYED TO LAYTON JAMES ADKINS, JR., UNMARRIED BY DEED FROM LAYTON JAMES ADKINS, TRUSTEE U/A/D 3-15-1997 OF RECORD IN INSTRUMENT 200710260126735 ON 10/25/2007 AND FILED FOR RECORD ON 10/26/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID LAYTON JAMES ADKINS, JR. HAVING SINCE MARRIED. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE FOR LAYTON JAMES ADKINS, JR. AND WIFE, OZIE MARIE ADKINS.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1835, PAGE 95 & 96; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 719 WILDVIEW DR, NASHVILLE, Tennessee 37211
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20090059945 DEEDWARR
Recvd: 09/01/09 15:27 2 pgs
Fees:13.00 Taxes:294.15
20090901-0082146

Witness my/our hand(s) this 28th day of August, 2009.

Layton James Adkins, Jr.

STATE OF Tennessee
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th day of August, 2009.

Notary Public

My Commission Expires: 3-7-20

(SEAL)

STEPHANIE M. DUBOIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903