BILL GARRETT, Davidson County
Trans:T20100017638 DEEDWARR
Recvd: 03/26/10 09:17 2 pgs
Fees:13.00 Taxes:1128.50
20100326-0022532

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and Sworn to before me, this 23rd day of March, 2010.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
GMS 2010 Properties, LLC 139 Second Avenue South Franklin, TN 37064	SAME	10416026500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gregory J. Kares and wife Jill C. Kares,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **GMS 2010 Properties, LLC**, hereinafter called the Grantee(s), 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 the easterly one-half Lot No. 229 on the Plan of Belmont Land Co's Plan as of record in Plat Book 421, page 34, Register's Office for Davidson County, described as follows:

Said easterly one-half of Lot 229 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Gregory J. Kares and wife, Jill C. Kares by deed from Jeffrey C. Rencher and wife, Michelle Rencher of record in Instrument No. 20071204-0140372, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, Page 34, said Register's Office.

This is (X) improved ( ) unimproved property known as 1719 Beechwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 19th day of March, 2010.

GK

Gregory J. Kares

JK

Jill C. Kares

STATE OF TEXAS
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Gregory J. Kares and Jill C. Kares** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Port Arthur Texas, this 19th day of March, 2010.

Tricia Shockley
Notary Public

My Commission Expires: Oct 19, 2010

TRICIA SHOCKLEY
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
OCOTOBER 19, 2010