WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 11TH DAY OF JANUARY, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03837 KIMMERLING

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Eric W. Kimmerling and Gretchen M. Kimmerling	same	61-15-323
1114 Stratford Avenue		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GMS 2010 PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERIC W. KIMMERLING AND GRETCHEN M. KIMMERLING

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1114 Stratford Avenue, Nashville, TN 37216

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns 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 its hand on the 11th day of January, 2011.

GMS 2010 Properties, LLC

BY: _____, Chief Manager
Phillip M. Stinson, Chief Manager

BILL GARRETT, Davidson County
Trans:T20110002800 DEEDWARR
Recvd: 01/14/11 08:23 2 pgs
Fees:13.00 Taxes:869.50
20110114-0003804

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Phillip M. Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Chief Manager of GMS 2010 PROPERTIES, LLC, the within named barganor, an LLC, and that Phillip M. Stinson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said LLC for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of January, 2011.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

10-03837 KIMMERLING

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, ON THE PLAN OF A RESUBDIVISION OF LOT 231 ON THE PLAN OF INGLEWOOD PLACE, as shown on plat of record in Plat Book 421, Page 137, revised in Instrument No. 20100708-0053551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from William Michael Wright, Sr., Karen Lee Wright, Cynthia Ann Hanson and Casey M. Hicks Heirs of Jo Anne Wright to GMS Properties, LLC as recorded on the 9th day of March, 2010 in Instrument No. 20100309-0018109 and Schrivener's Affidavit as recorded on the 20th day of October, 2010 in Instrument No. 20101020-0083842; Deed from Terry L. Montgomery and wife, Carolyn F. Montgomery to Jo Anne Wright, unmarried, Lee Lasater, unmarried, and James W. Hicks and wife, Casey M. Hicks, as joint tenants with right of survivorship as recorded on the 13th day of November, 1995 in Book 9858, Page 326. The said Lee Lasater having since died; Quitclaim Deed from James W. Hicks and Casey M. Hicks to Jo Anne Wright, unmarried as recorded on the 19th day of March, 2002 in Instrument No. 20020319-0034271. The said Jo Anne Wright having since died on March 31, 2008, Probate Docket #08P-1595. Property now vest in the heirs of Jo Anne Wright namely, William Michael Wright, Sr. and Karen Lee Wright, Cynthia Ann Hanson and Casey M. Hicks), in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ON THE PLAN OF A RESUBDIVISION OF LOT 231 ON THE PLAN OF INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101, revised in Plat Book 421, Page 137 and Instrument No. 20100708-0053551 (Plat Book 421, Page 137 was void by Plat recorded at Instrument No. 20100708-0053551), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). NOTE: Said restrictions and resubdivision do not constitute the formation of a planned unit development (PUD).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).