03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110007357 DEEDWARR
Recvd: 02/04/11 08:47 2 pgs
Fees:13.00 Taxes:1017.50
20110204-0009938

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 1st day of February, 2011

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-1012-36881

Address of New Owner:	Send Tax Bills to:	Tax Information
GMS 2010 Properties, LLC 2332 Rolling Hills Dr. Nolensville, TN 37135	New Owner	117-04-0-027

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vincent Messina, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GMS 2010 Properties, LLC, hereinafter called the Grantees, their successors 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 part of Lot No. 90 on the Map of Belmont Land Company's Plan of Lots, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Beechwood Avenue, 19 feet west of the line between Lots Nos. 90 and 91; thence southerly parallel to the line between said lots 188 feet to a point in the north margin of an alley; thence with the margin of the same westerly 50 feet to a point which is 54.4 feet east of the easterly margin of another alley; thence northerly 188 feet to a point in the south margin of Beechwood Avenue, 50.2 feet east of the easterly margin of said last mentioned alley; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed to Vincent Messina by deed from Carrie M. Lake, Administrator of the Estate of Rosie Lee Wells, deceased and Carrie M. Lake, heir at law of Rosie Lee Wells, deceased, and Christopher Wells, Administrator of the Estate of Rosie Lee Wells, deceased and Christopher Wells, heir at law of Rosie Lee Wells, deceased, dated June 27, 2008, recorded June 30, 2008, in Instrument No. 20080630-0067158, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantors herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1513 Beechwood Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1 day of February, 2011.

V. S Mina

Vincent Messina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vincent Messina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of February, 2011.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13