WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BELL & KINSLOW, PLLC- REAL ESTATE CLOSING ATTORNEYS,
2109 BUENA VISTA PIKE, NASHVILLE, TN 37218 (615)256-3353 OFFICE/ (615) 256-3331 FAX

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMS 2010 PROPERTIES, LLC	C/o Daniel Green	W 24-1620
(NAME) 2709 OAKLAND AVE.	1356 Holly Tree Gap Rd (NAME)	
(ADDRESS) Nashville, TN 37212	Brentwood, TN 37027 (ADDRESS)	
(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, **THE HEIRS AT LAW OF THE ESTATE OF REBECCA C. WINGFIELD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GMS 2010 PROPERTIES, LLC**, 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. 136 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for said County. Said Lot No. 136 fronts 50 feet on the westerly side of Oakland Avenue and runs between parallel lines 161.5 feet to an alley.

Being the same property conveyed to ROBERT CAM WINGFIELD JR., ADDIE SUE JENKINS, DOROTHY JEAN PHILLIPS, ODDIE JAMES WINGFIELD, MARGARET ANN SMITH, DWIGHT CHARLES WINGFIELD, PATRICIA ABBIE MCCARROL AND ELSIE MAE WINGFIELD-HURT, HEIRS OF REBECCA WINGFIELD, by Affidavit of Heirship of record as Instrument No. 20100528-0041503, dated May 19, 2010, said Register's Office. *

unimproved ☐
This is improved ☒ property, known as **2709 OAKLAND AVE. NASHVILLE, TN 37212**
(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 28TH day of JANUARY, 2011.

BILL GARRETT, Davidson County
Trans:T20110007371 DEEDWARR
Recvd: 02/04/11 09:00 2 pgs
Fees:13.00 Taxes:1091.50
20110204-0009954

The Estate of Rebecca C. Wingfield, heirs at law to wit:

Robert C. Wingfield Jr.

Robert Cam Wingfield Jr.

*Being also the same property conveyed by Warranty Deed by Lillian Major to Robert Wingfield and wife, Rebecca Wingfield, as recorded in Book 4533, Page 866, RODC, Tennessee.

Robert Wingfield having since died March 31, 1981.
Rebecca Wingfield having since died April 24, 2010.

Addie Sue Jenkins

Dorothy Jean Phillips

Oddie James Wingfield

Margaret Ann Smith

Dwight Charles Wingfield

Patricia Abbie McCarroll

Elsie Mae Wingfield-Hurt

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, Robert Cam Wingfield Jr. ,Addie Sue Jenkins, Dorothy Jean Phillips, Oddie James Wingfield, Margaret Ann Smith, Dwight Charles Wingfield, Patricia Abbie McCarroll, Elsie Mae Wingfield-Hurt, the undersigned authority, in and for said County and State, appeared with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 28TH day of JANUARY, 2011.

Notary Public

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires:
May 6, 2013