(1)

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF FEBRUARY, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03850 ROTHMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Britney Rothman	Britney Rothman	08313010900
1210 Fatherland Street	1210 Fatherland Street	
Nashville, TN 37206	Nashville TN 37206	

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:

BRITNEY ROTHMAN, AN UNMARRIED WOMAN

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 1210 Fatherland Street, Nashville, TN 37206

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 2nd day of February, 2011.

GMS 2010 Properties, LLC

BY: _____, Chief Manager
Phillip M. Stinson

ITS: Chief Manager

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, a limited liability company, and that Phillip M. Stinson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of February, 2011.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

BILL GARRETT, Davidson County
Trans: T20110007515 DEEDWARR
Recvd: 02/04/11 13:31 2 pgs
Fees: 13.00 Taxes: 1054.50

20110204-0010228

EXHIBIT A - LEGAL DESCRIPTION

Being the Northerly 110 feet of Lot No. 103 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County. Said part of said Lot No. 103 fronts 50 feet on the Southerly side of Fatherland Street and extends back between parallel lines 110 feet to a dead line.

Being the same property conveyed by Warranty Deed from Vada H. Stacey, a widow to George Raper and wife, Jean Hinson Raper as recorded on the 22nd day of September, 1983 in Book 6142, Page 467; Quitclaim Deed from Jean Hinson Raper, a widow to Jean Hinson Raper and Larry Hinson, a single person as recorded on the 24th day of May, 2001 in Instrument No. 20010524-0054262; Quitclaim Deed from Dottie Hendricks, being one of the heirs at law of Jean Hinson Raper to Stacey L. Dean, and Melissa K. Jagers, the heirs at law of Larry G. Hinson as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116243; Quitclaim Deed from Sandra Carnes, being one of the heirs at law of Jean Hinson Raper to Stacey L. Dean, and Melissa K. Jagers, the heirs at law of Larry G. Hinson as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116244; Quitclaim Deed from Charlotte Yancey, being one of the heirs at law of Jean Hinson Raper to Stacey L. Dean, and Melissa K. Jagers, the heirs at law of Larry G. Hinson as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116245; Quitclaim Deed from Tommy Hinson, being one of the heirs at law of Jean Hinson Raper to Stacey L. Dean, and Melissa K. Jagers, the heirs at law of Larry G. Hinson as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116246; Quitclaim Deed from Daphne Cook, being the sole heir at law of Johnny Hinson, the said Johnny Hinson being one of the heirs at law of Jean Hinson Raper to Stacey L. Dean, and Melissa K. Jagers, the heirs at law of Larry G. Hinson as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116247; Quitclaim Deed from Connie Hawkins, being one of the heirs at law of Jean Hinson Raper to Stacey L. Dean, and Melissa K. Jagers, the heirs at law of Larry G. Hinson as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116248 and Being the same property conveyed to GMS 2010 Properties, LLC by Warranty Deed from Estate of Larry G. Hinson, Stacey L. Dean, Administrator, recorded on the 20th day of September, 2010 in Instrument No. 20100920-0074722, 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 EAST EDGEFIELD, as recorded in Plat Book 21, Page(s) 147, 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).

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).

e. Agreement for Dedication of Easement recorded in Book 8808, Page 842.