WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $363,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF APRIL, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03932 COOMER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Kenneth R. Coomer and Sarah H. Coomer	~~same~~ Franklin American Mortgage Co	83-13-111.00
1300 Fatherland Street	501 Corporate Center Drive #400	
Nashville, TN 37206	Franklin, TN 37067	

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:

Sarah H. Coomer and Kenneth R. Coomer, wife and husband

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 1300 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 ~~5th day of April~~ 30th Day of March, 2011.

GMS 2010 Properties, LLC

Phillip M. Stinson, Chief Manager

Phillip M. Stinson, Chief Manager

BILL GARRETT, Davidson County
Trans:T20110019733 DEEDWARR
Recvd: 04/05/11 09:17 2 pgs
Fees:13.00 Taxes:1343.10
20110405-0025963

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

Witness my hand and official seal at Franklin, Tennessee, this ~~5th day of April~~ 30th day of March, 2011.

Notary Public

My Commission Expires:

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

11-03932 COOMER

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 105 and the Westerly 4 feet of Lot No. 106 on the East Edgefield Plan of Lots, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee. Said Lot No. 105 and part of Lot No. 106 front together 47 feet on the Southerly side of Fatherland Street and run back between parallel lines 213 feet to Lillian Street.

Being part of the same property conveyed by Warranty Deed from Estate of Larry G. Hinson, Stacey L. Dean, Administrator to GMS 2010 Properties, LLC as recorded on the 20th day of September, 2010 in Instrument No. 20100920-0074722; Quitclaim Deed from Jean Raper, unmarried to Larry Hinson, a single person as recorded on the 24th day of May, 2001 in Instrument No. 20010524-0054263 and Warranty Deed from Melba Ann Holt, unmarried to Jean Raper, unmarried as recorded on the 25th day of June, 1993 in Deed Book 8992, Page 981, 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. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.