AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $840,000.00

Nicholas Greco
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF SEPTEMBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-6-15

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04127 TUREAU

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Zachary L. Tureau and Corinne Tureau	Same	11704002700
1513 Beechwood Avenue		
Nashville, TN 37212		

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:

ZACHARY L. TUREAU AND WIFE CORINNE TUREAU

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 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 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 9th day of September, 2011.

GMS 2010 Properties, LLC

BY: _____
Phillip M. Stinson, Chief Manager

BILL GARRETT, Davidson County
Trans:T20110056629 DEEDWARR
Recvd: 09/13/11 09:13 2 pgs
Fees:13.00 Taxes:3108.00
20110913-0070854

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 9th day of September, 2011.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 90 on the Map of Belmont Land Company's Plat 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 by Warranty 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 to Vincent Messina, married as recorded on the 30th day of June, 2008 in Instrument No. 20080630-0067158 and Warranty Deed from Vincent Messina to GMS 2010 Properties, LLC as recorded on the 4th day of February, 2011 in Instrument No. 20110204-0009938, 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 BELMONT LAND COMPANY'S PLAT OF LOTS, CALLED "BELMONT HEIGHTS", as recorded in Plat Book 421, Page(s) 34, 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. Restrictions for Detached Structure as set forth in instrument recorded in Instrument No. 20110218-0013703.